

WYOMING STATE CAPITOL RENOVATION & RESTORATION CAPITOL SQUARE PROJECT

CAPITOL SQUARE PROJECT OVERVIEW

JANUARY 12, 2014

Mel Muldrow, Administrator

State of Wyoming, A&I Construction Management

Suzanne Norton, AIA, Project Director

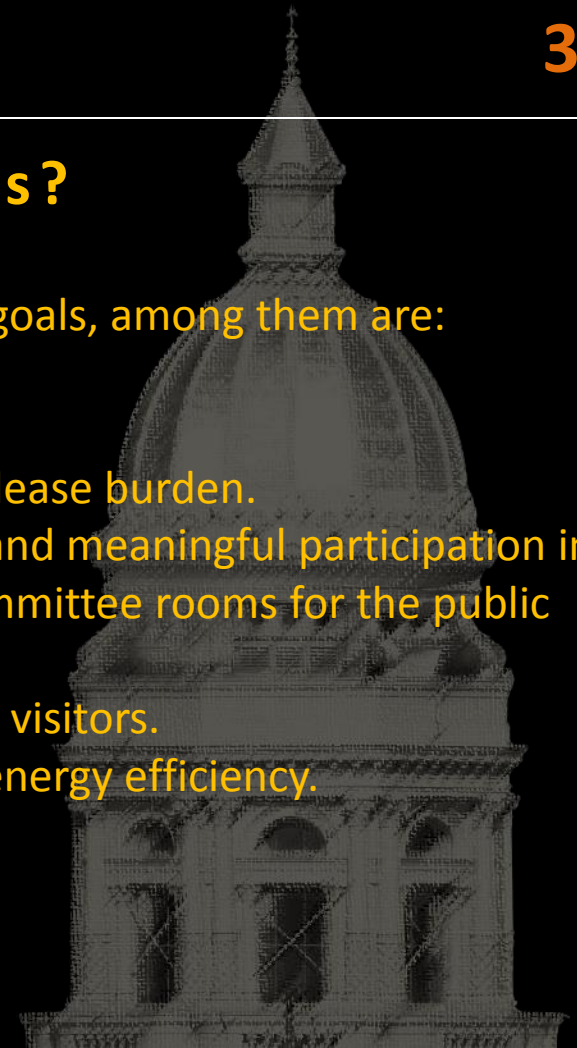
A&I Construction Management



Project Needs and Goals

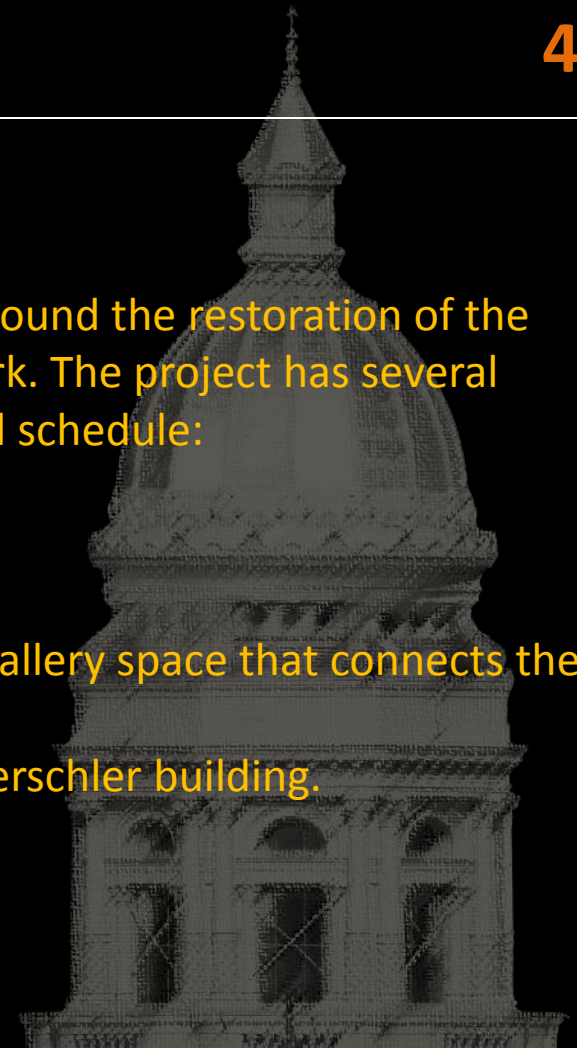
What are Capitol Square Project Goals?

- The Wyoming Capitol Square project has several important goals, among them are:
 1. To address life-safety and building code issues.
 2. To invest in existing building needs and lessen the State's lease burden.
 3. To be a host to the residents of Wyoming for their direct and meaningful participation in government, specifically regarding the creation of larger committee rooms for the public to participate more fully in legislative committee meetings.
 4. To improve safety and security for building occupants and visitors.
 5. To improve heating, cooling and ventilation systems and energy efficiency.
 6. To improve Capitol Complex parking and site amenities.



What is the Capitol Square Project?

- The Wyoming Capitol Square project involves and centers around the restoration of the Wyoming State Capitol, which is a National Historic Landmark. The project has several components which may be executed in a sequenced/phased schedule:
 1. Rehabilitation and Restoration of the Capitol.
 2. Rehabilitation and expansion of the Herschler Building.
 3. Selective demolition and renovation of the below-grade gallery space that connects the Capitol and Herschler Building.
 4. Modifications to the drives and parking area below the Herschler building.
 5. New Central Utility Plant (CUP).
 6. Adjacent/ancillary site and system improvements.





Capitol

- Renovation
- Restoration

Herschler

- Renovation
- Addition
- Parking/Site
- North Drive

Gallery / Connector

- Renovation
- Expansion

Central Utility Plant Adjacent Sites

Project Context



Capitol

- Roof/Skylights
- Condensate Project
- Space Study
 - Herschler 1&2
 - New Building
 - Addition

New Office Building

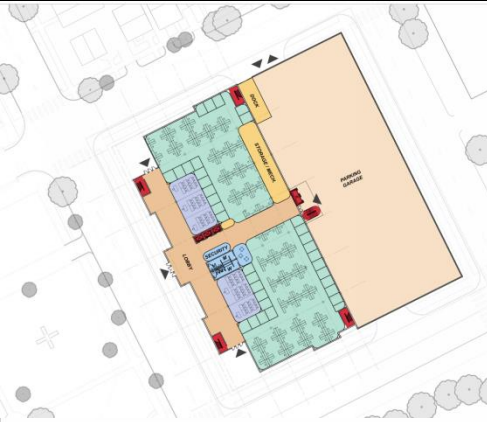
- East Lot
- West Lot
- Lease Burden

Herschler

- Parking Garage
- Addition

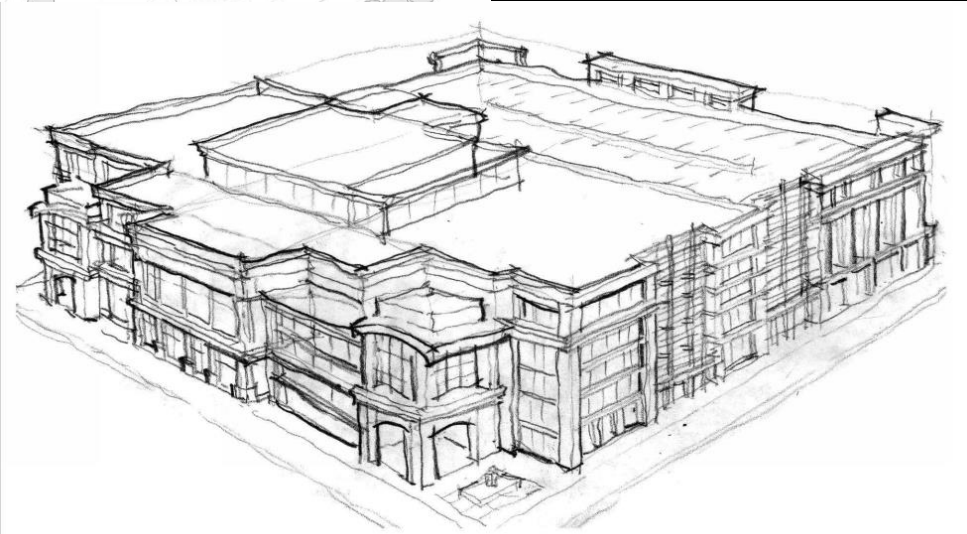
Schrader's/Idelman

St Mary's Property – Level I/II Study – December 2008



Maximum Development
152,000 nasf

\$75.2M [2010]



\$92.4M [2016]

Pioneer Site – Level I/II Study – February 2012



Maximum Development
250,000 nasf

\$96.5M [2015]



\$99.9M [2016]

Herschler Building Construction



Phase I Development

173,000 nasf

\$27.3M [1981]

\$94.2M [2016]



Capitol

- Roof/Skylights
- Condensate Project
- Space Study
 - Herschler 1&2
 - New Building
 - Addition

New Office Building

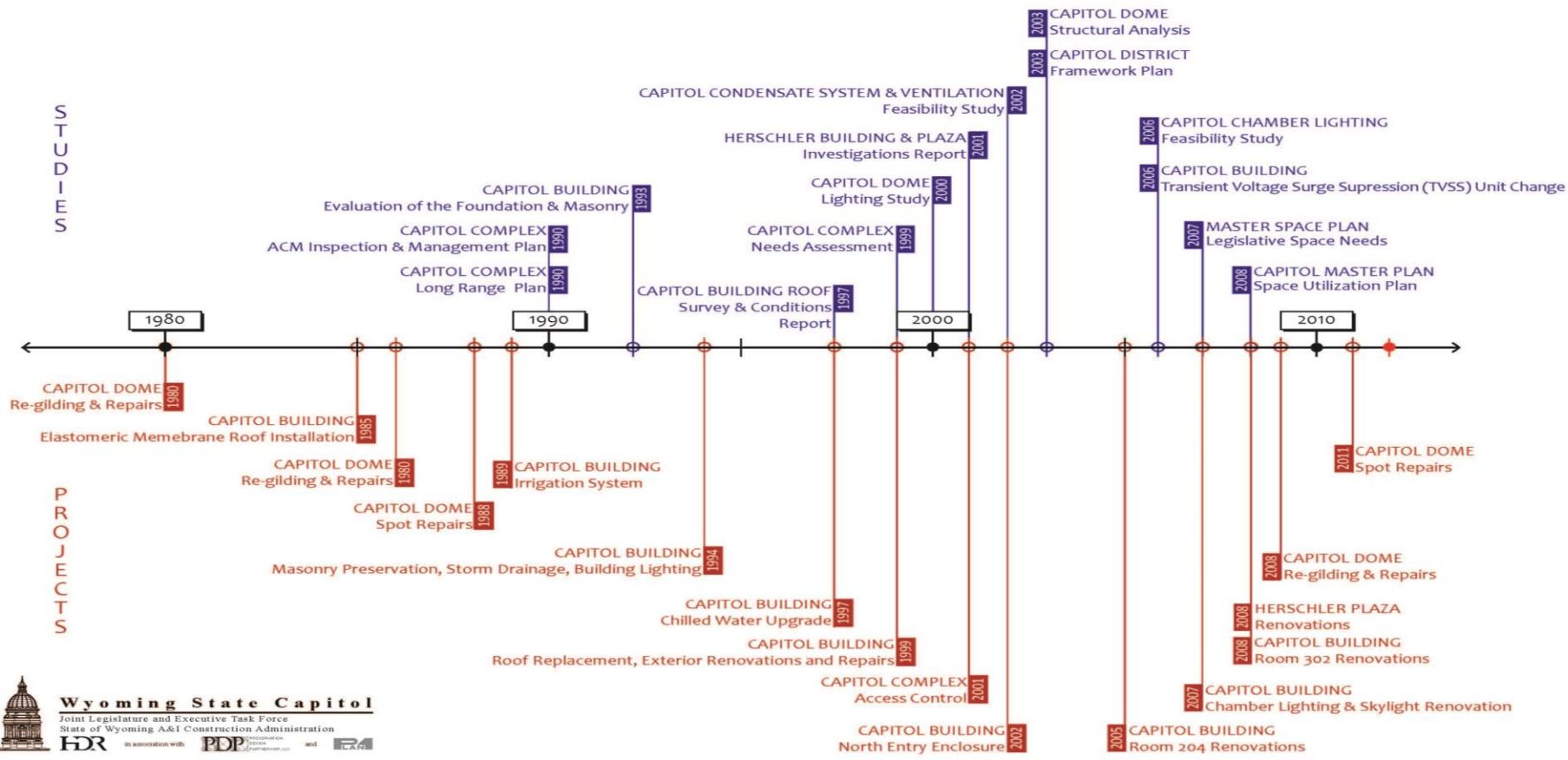
- East Lot
- West Lot
- Lease Burden

Herschler

- Parking Garage
- Addition

Schrader's/Idelman

History of the Project









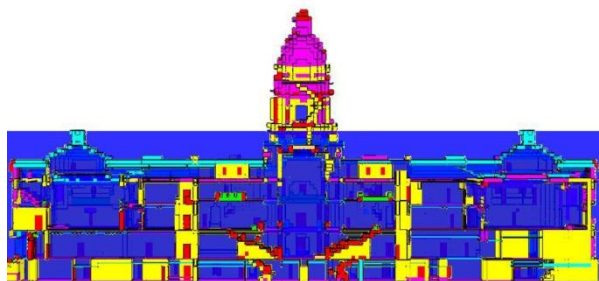
Deterioration



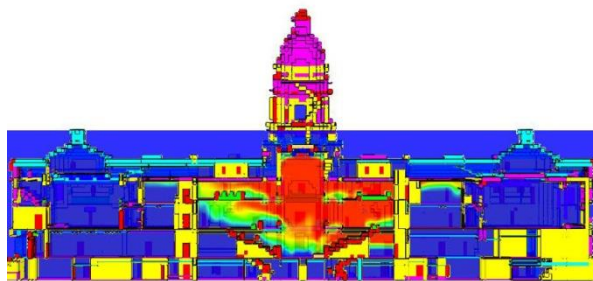
Damage



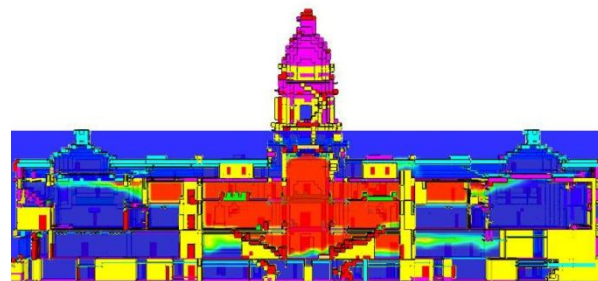
Need for Invasive Repair



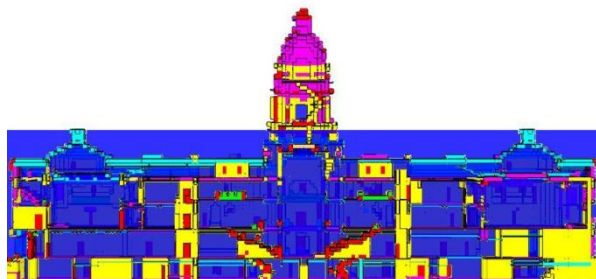
0 SECONDS



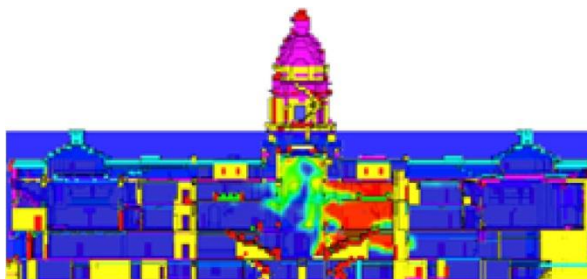
120 SECONDS



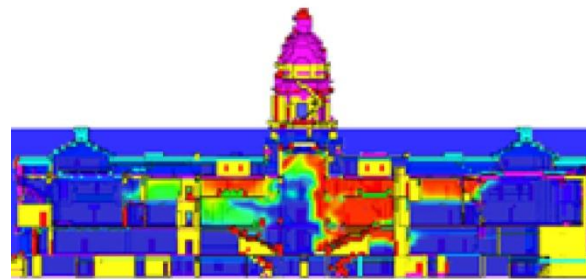
240 SECONDS



0 SECONDS

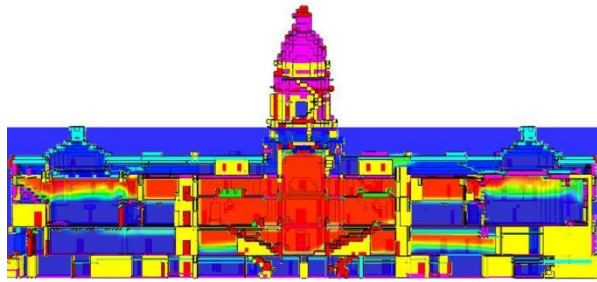


120 SECONDS

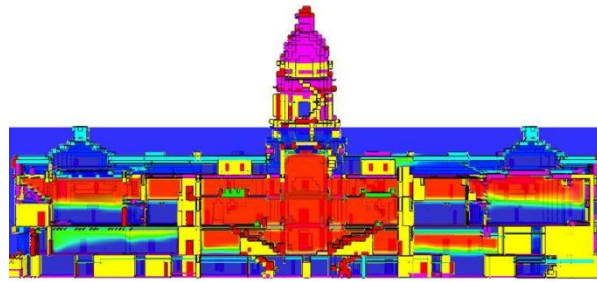


240 SECONDS

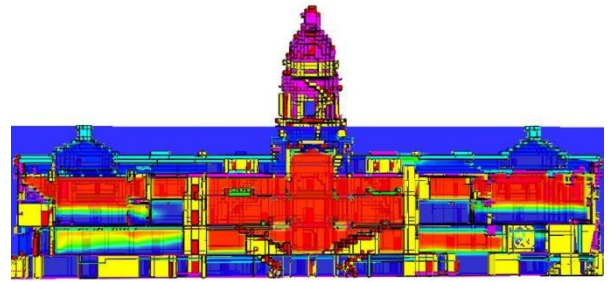
No Smoke Evacuation vs. Smoke Evacuation



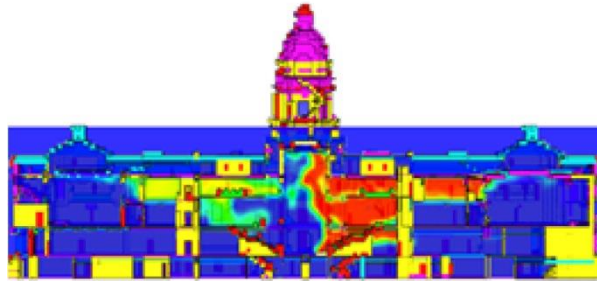
360 SECONDS



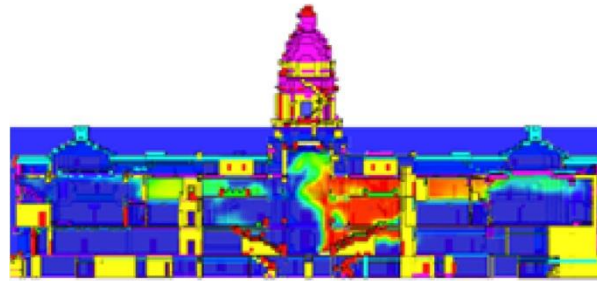
480 SECONDS



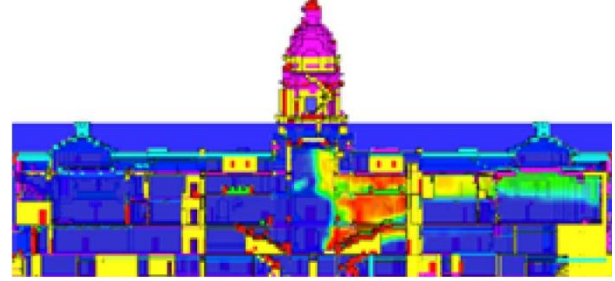
600 SECONDS



360 SECONDS

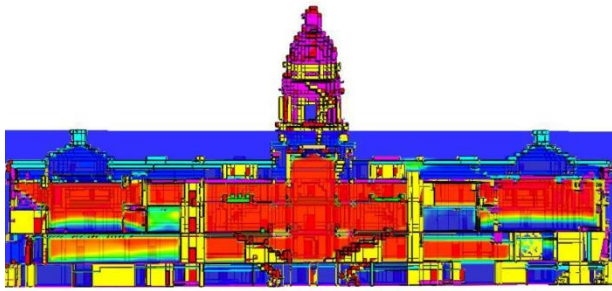


480 SECONDS

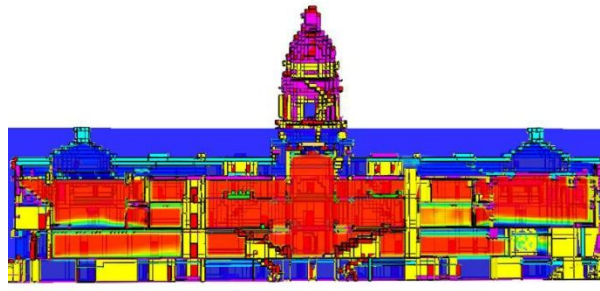


600 SECONDS

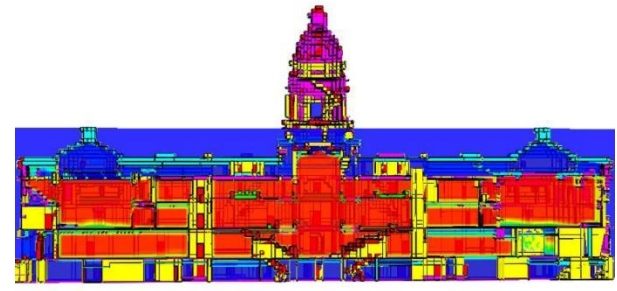
No Smoke Evacuation vs. Smoke Evacuation



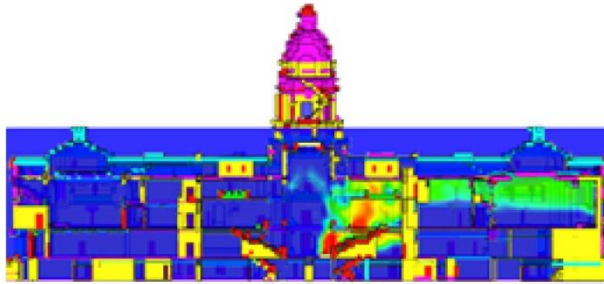
720 SECONDS



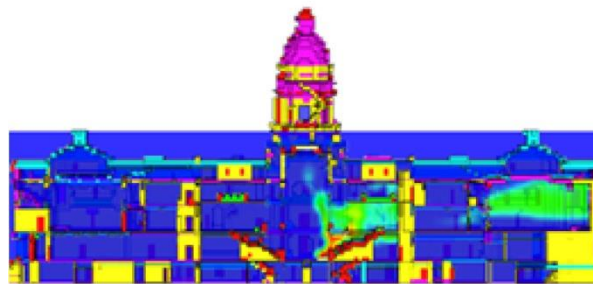
960 SECONDS



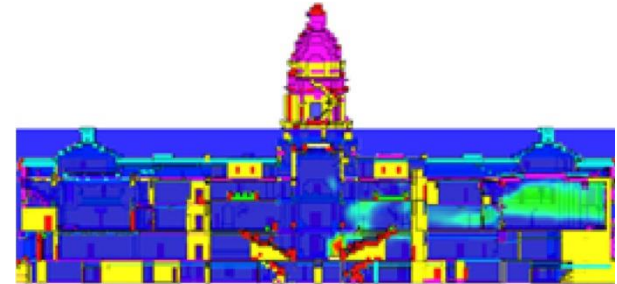
1,200 SECONDS



720 SECONDS



960 SECONDS



1,200 SECONDS

No Smoke Evacuation vs. Smoke Evacuation

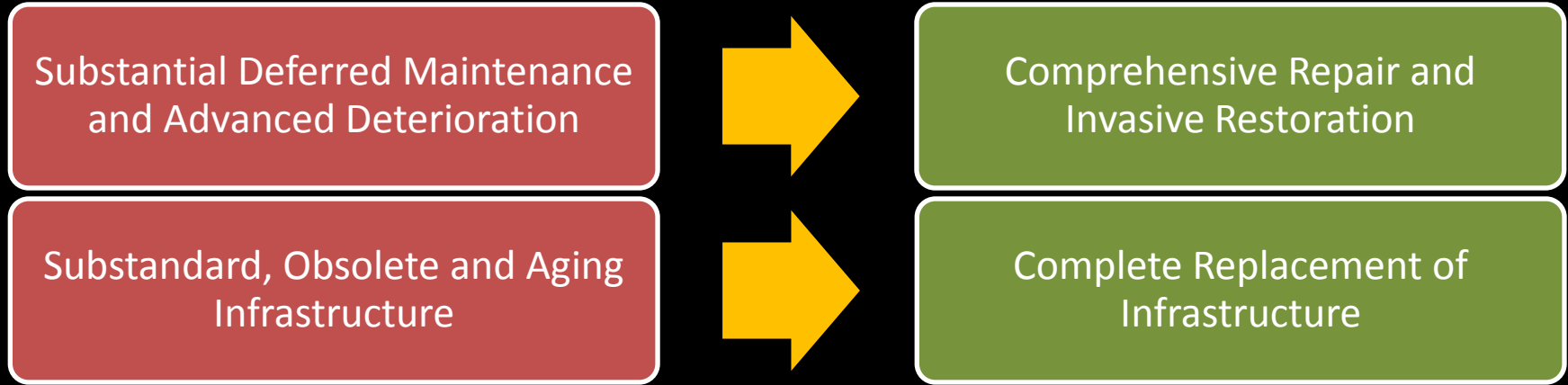
Capitol Building Needs and Solutions

Substantial Deferred Maintenance
and Advanced Deterioration

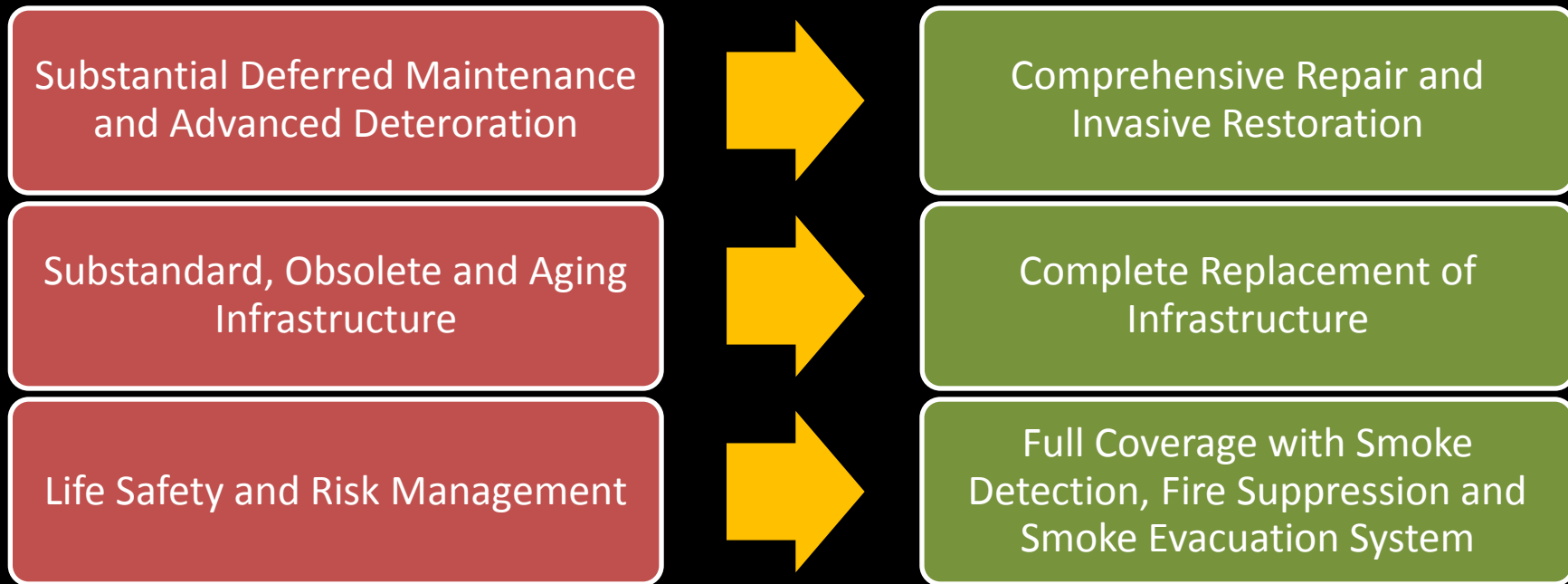


Comprehensive Repair and
Invasive Restoration

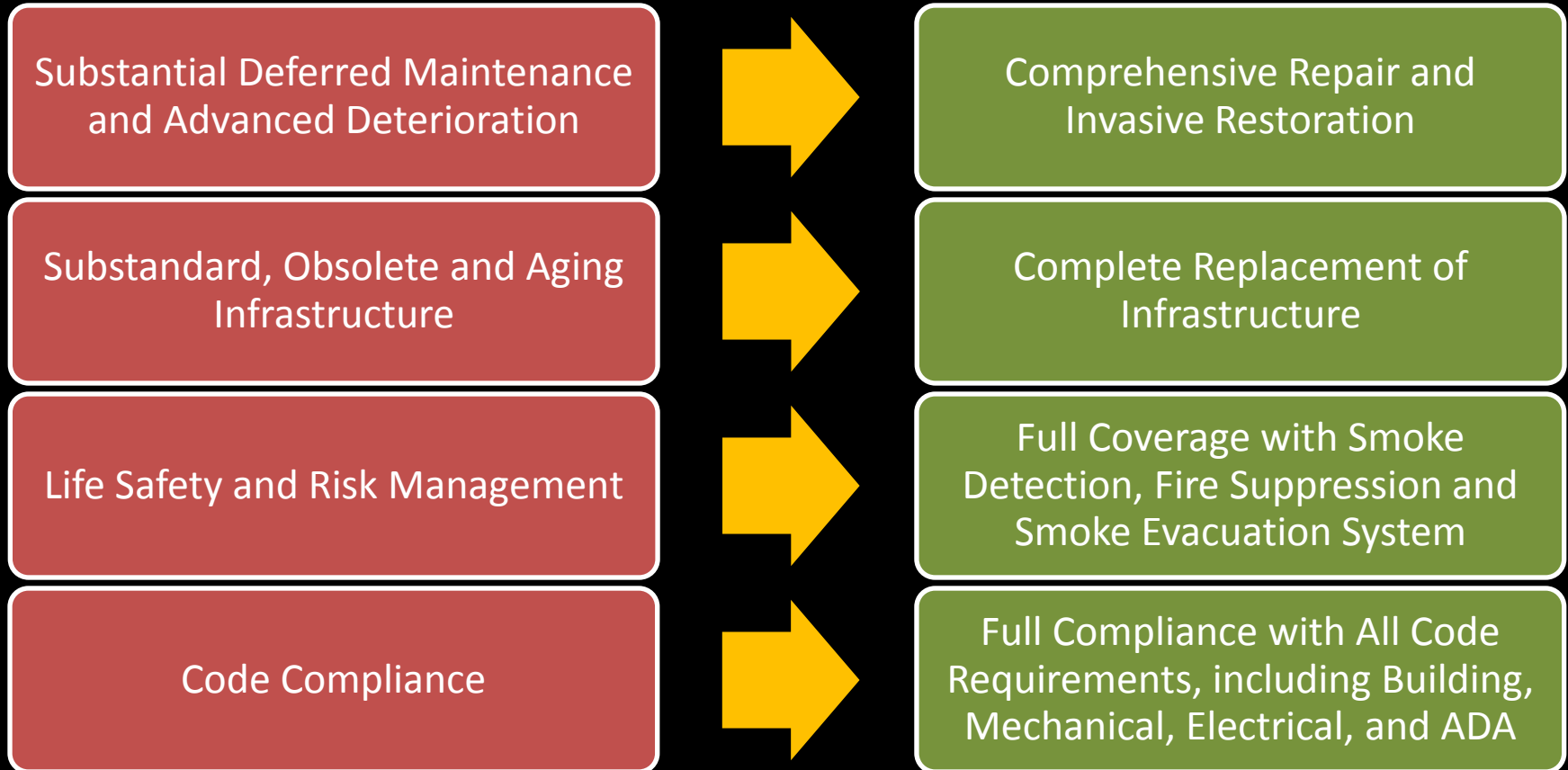
Capitol Building Needs and Solutions



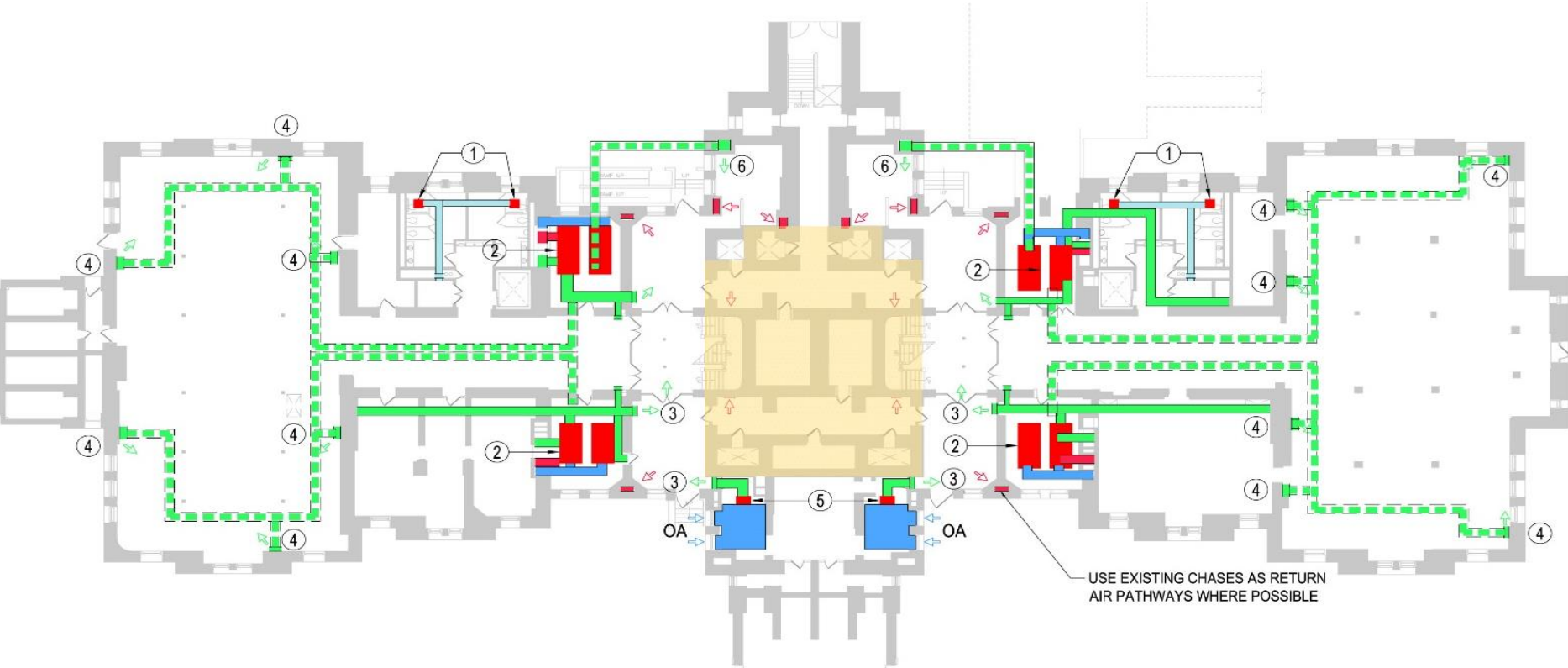
Capitol Building Needs and Solutions



Capitol Building Needs and Solutions



Garden Level Mechanical



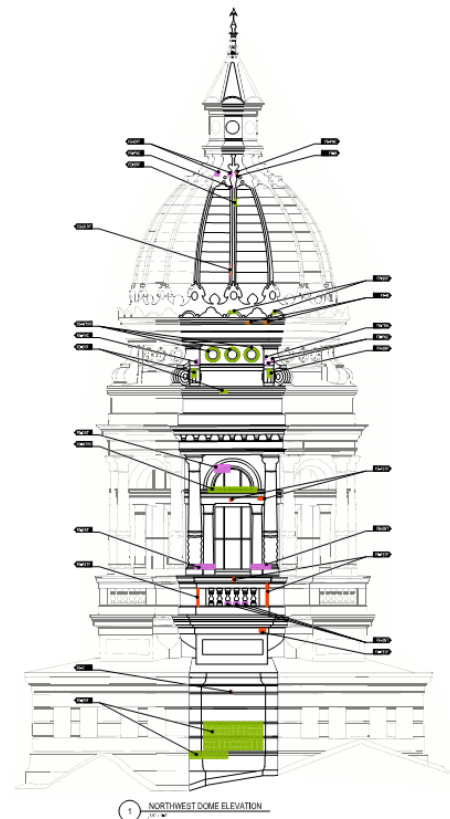
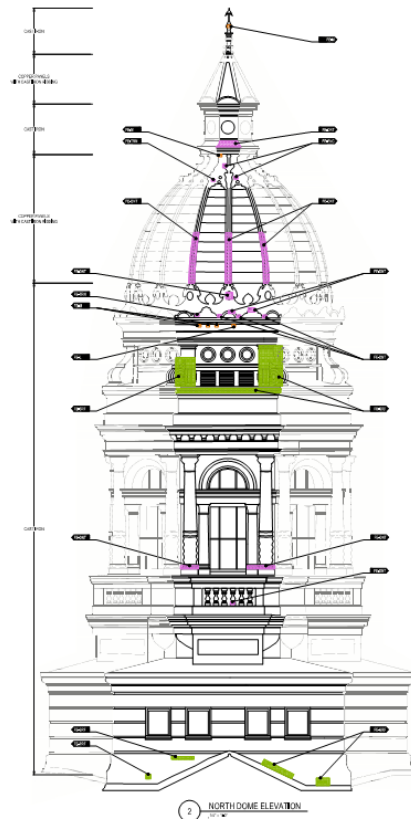
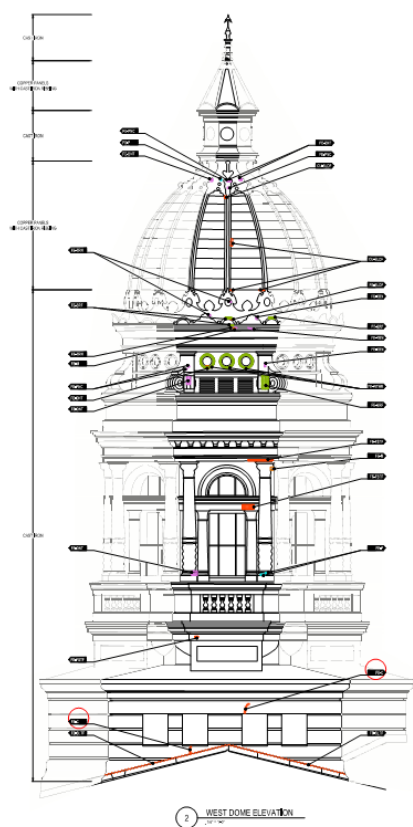
The image displays three architectural drawings of a building facade, likely a historic structure, showing window and door details. The drawings are annotated with various labels and dimensions, indicating specific construction details and materials.

Left Drawing: A section view of a building facade showing a central entrance and two large windows. The entrance features a pediment and a set of steps. The windows are multi-paned and have decorative lintels. Annotations include "EXISTING BRICKWORK" and "NEW BRICKWORK".

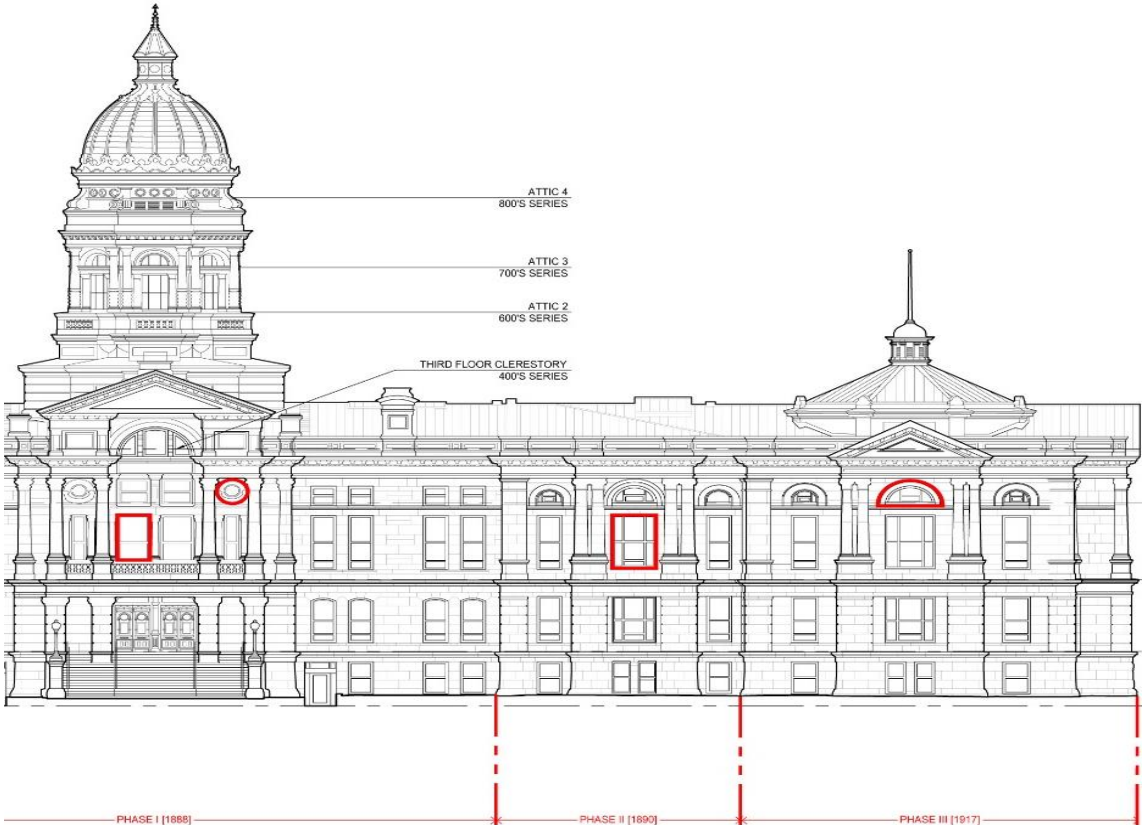
Middle Drawing: A side elevation of a building facade showing a series of windows and a central entrance. The entrance is flanked by columns. Annotations include "EXISTING BRICKWORK" and "NEW BRICKWORK".

Right Drawing: A section view of a building facade showing a central entrance and two large windows. The entrance features a pediment and a set of steps. The windows are multi-paned and have decorative lintels. Annotations include "EXISTING BRICKWORK" and "NEW BRICKWORK".

Walls & Windows



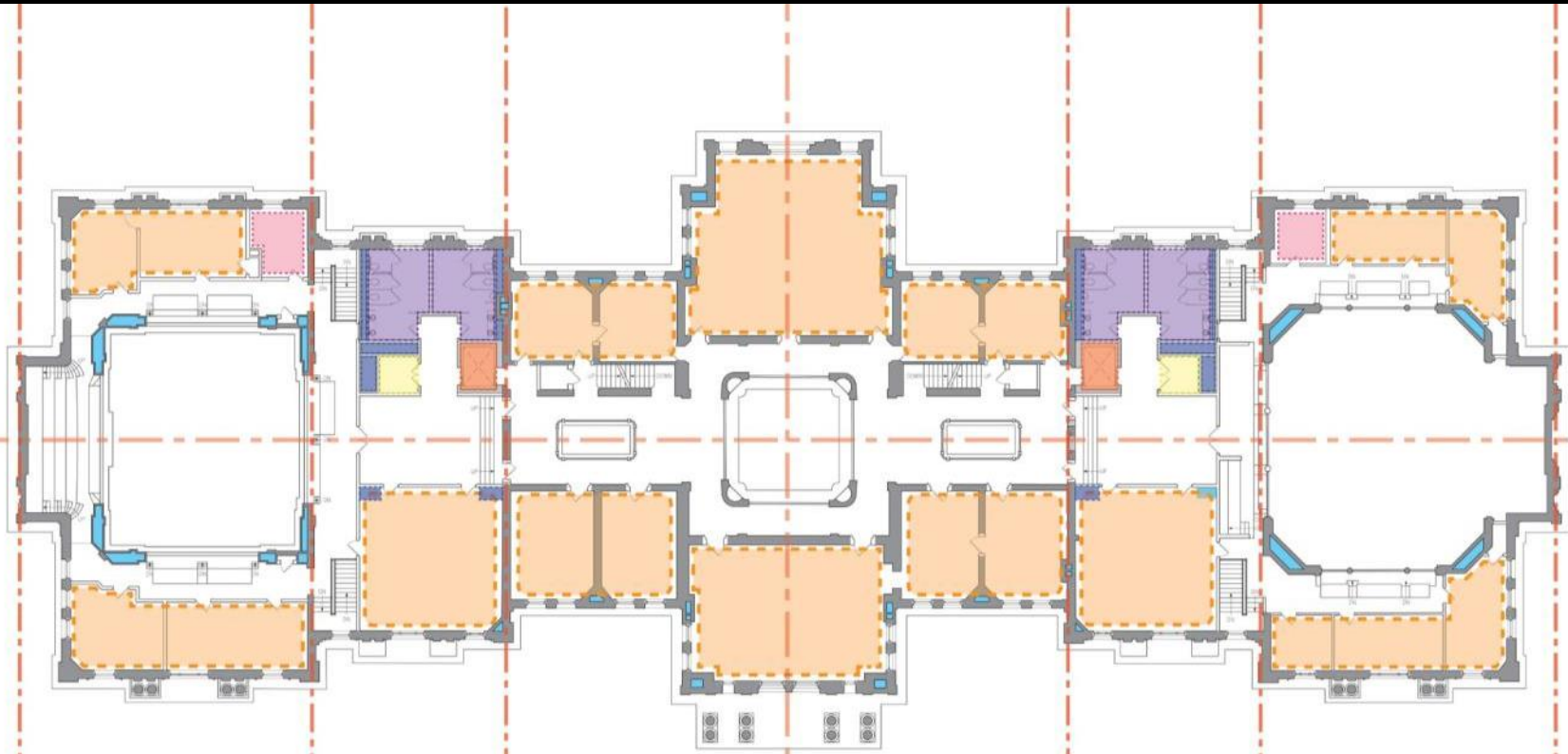
Walls & Windows



CAPITOL SQUARE

LEVEL III DESIGN & CONSTRUCTION

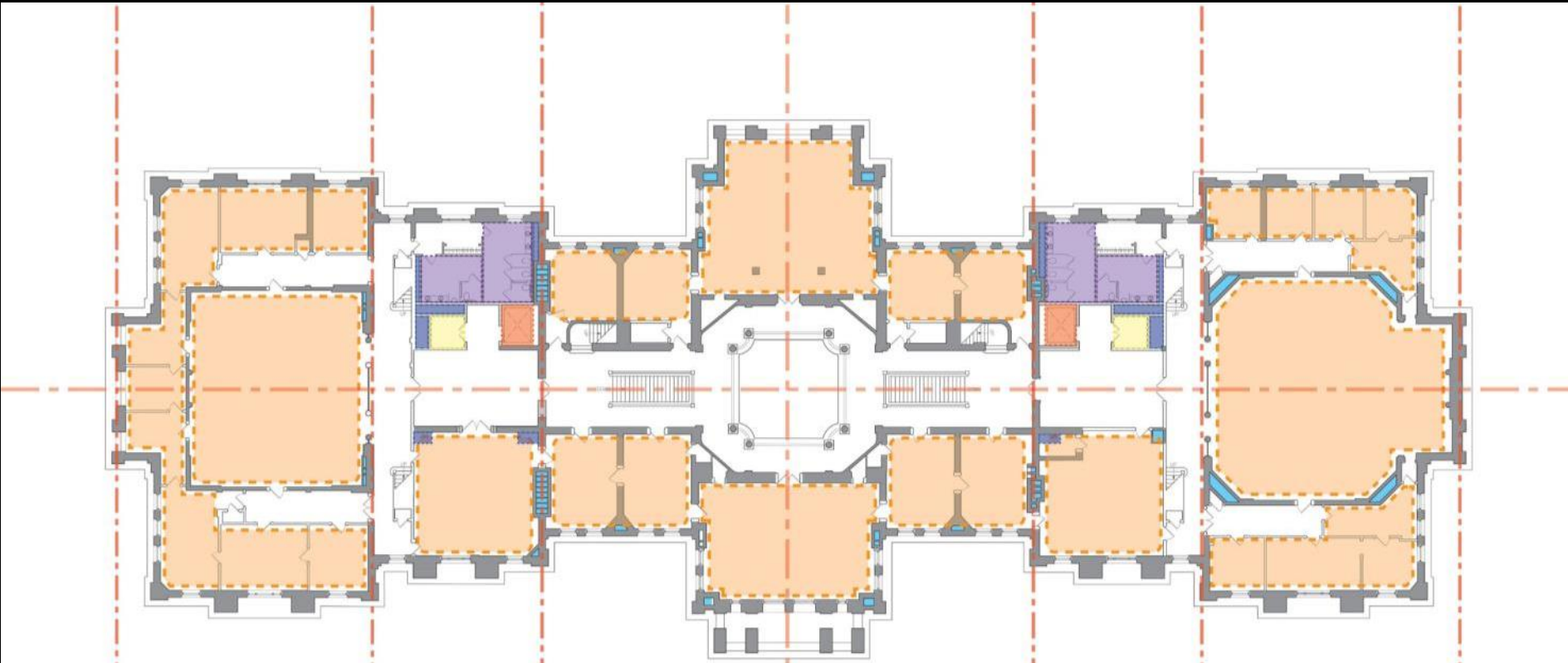
3RD LEVEL



CAPITOL SQUARE

LEVEL III DESIGN & CONSTRUCTION

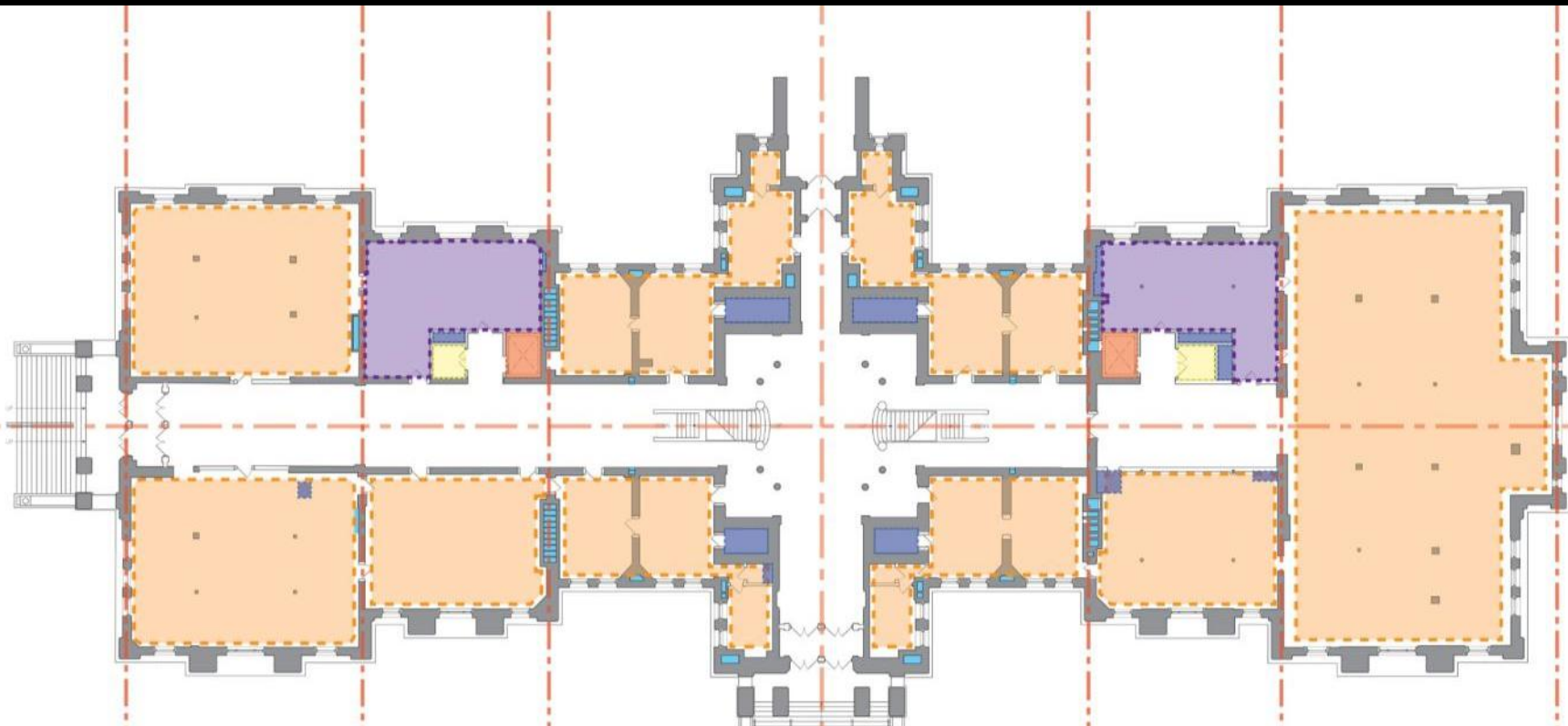
2ND LEVEL



CAPITOL SQUARE

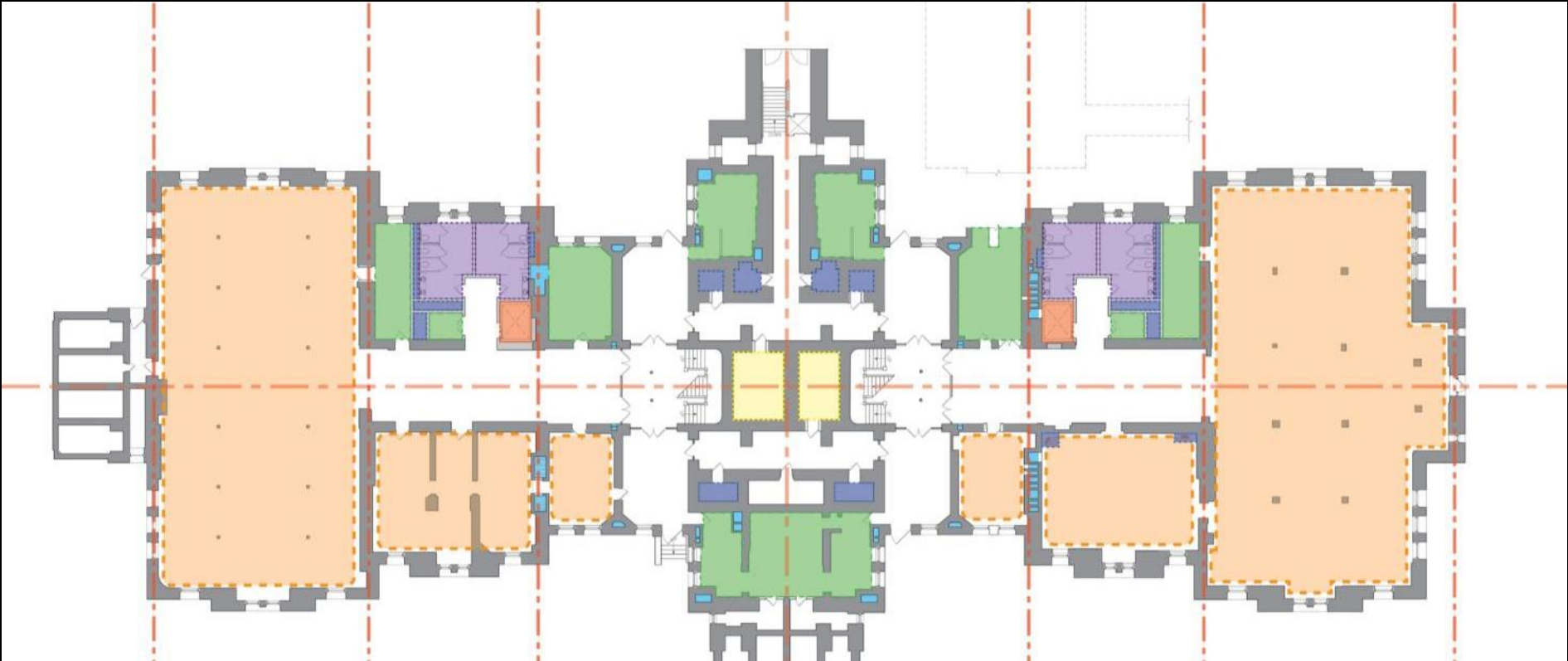
LEVEL III DESIGN & CONSTRUCTION

1ST LEVEL



CAPITOL SQUARE
LEVEL III DESIGN & CONSTRUCTION

LOWER LEVEL



NASF SUMMARY

	today	proposed	need	difference
CAPITOL	61,774	50,022	89,480	-39,458



**MANAGEMENT COUNCIL POSITION
REGARDING LEVEL I AND II STUDY OF CAPITOL RENOVATION
(ADOPTED DECEMBER 12, 2012)**

and request the Level I and Level II study and the Management Council make key decisions related to the space study (see *Management Council Key Decisions for Phase I of Carter Goble Lee Space Study*.)

2. Management Council requests that the Level I and Level II study include discussions of additional space needs of the Legislature and other Capitol occupants.
3. Management Council requests that the Level I and Level II study examine the possibility of expanding the building into the plaza between the Capitol and Herschler Building or other expansion options.



Capitol

- Renovation
- Restoration

Herschler

- Renovation
- Addition
- Parking/Site

Gallery / Connector

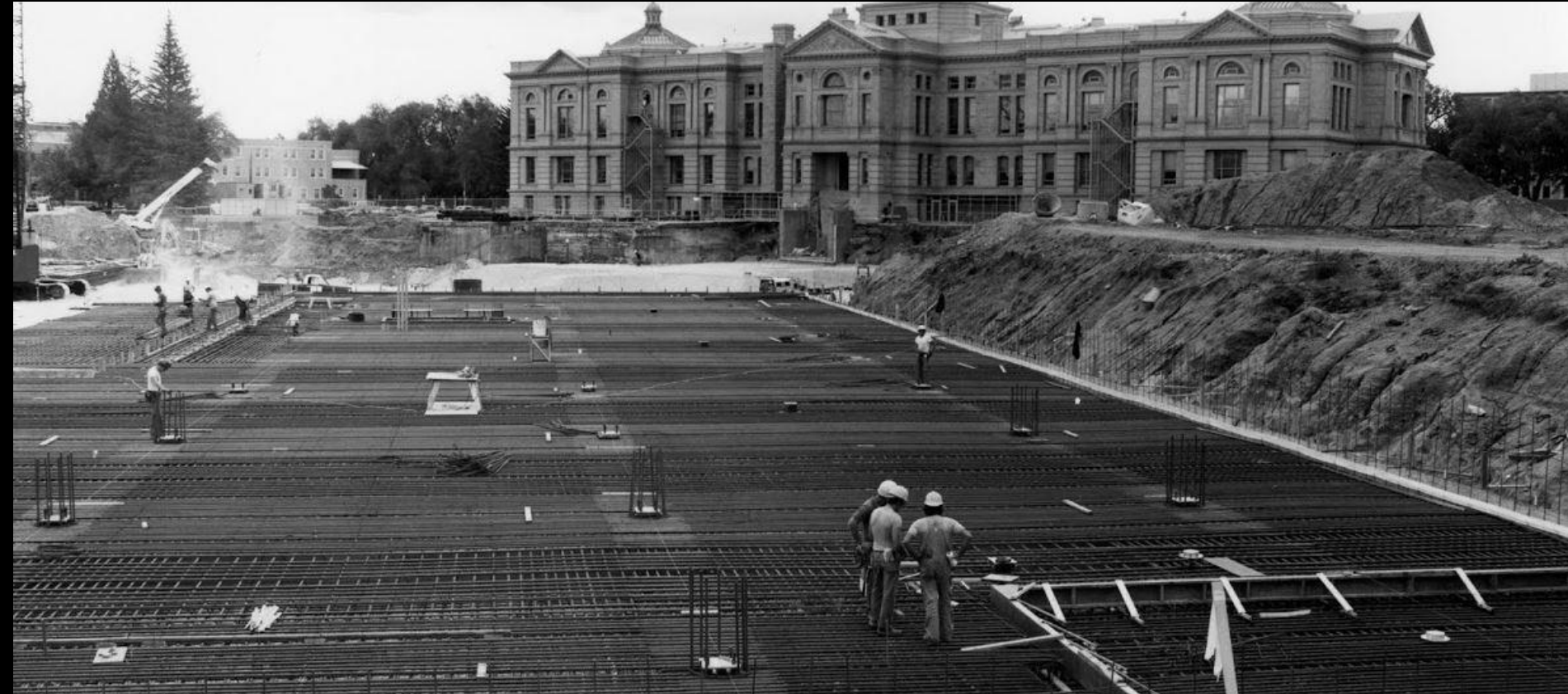
- Renovation
- Expansion

Central Utility Plant Adjacent Sites

Looking at the Construction of the Herschler



Looking at the Construction of the Herschler



Looking at the Construction of the Herschler



Looking at the Construction of the Herschler



Herschler Update

- Deferred Maintenance
 - Exterior Wall



EXPENDITURE REPORT & OTHER UPDATES

Ms. Norton provided the Oversight Group with an overview of the expenditure report for the project dating back to the beginning of the Level I and Level II studies in 2013. (**Appendix 4**) She said that the balance sheet does not reflect any funds used from the \$259 million appropriation for the project, because A&I has just begun using those funds. On behalf of Senator Bebout, Representative Lubnau asked if the members could receive a copy of the latest invoices for HDR's services and asked whether the \$259 million continues to be an adequate budget for the project. Ms. Norton said she would provide the members with the requested invoices and that she believes the project's budget continues to be sufficient.

She also said that A&I anticipates using some additional funds for the project, including an insurance claim for hail damage to the Capitol's roof and dome, as well as major maintenance funds that were appropriated for carpet replacement in the Herschler Building and for work on the building's windows.

Mr. Whetstone added that there continues to be uncertainty about the Herschler Building's wall system and the cost for fixing the identified problems has not been calculated. Representative Lubnau asked for a ballpark figure to repair the building's walls and Mr. Whetstone said he believes it could be mid-seven figures (\$5 million) or more. He added that the design team will be looking for efficiencies in the budget to reduce other costs, so that additional appropriations for the project will not be needed.

CAPITOL SPACE PLANNING DECISION POINTS

Mr. Whetstone provided the Oversight Group with an update on space planning for the Capitol and Herschler Building. He noted that the Secretary of State, Treasurer and Auditor have requested dedicated



CAPITOL SQUARE

LEVEL III DESIGN & CONSTRUCTION

43







Photo #11 Large gaps created by weathering of the window gaskets, typical at multiple locations.



Photo #12 Weathered confining gasket in the window panes of the curtain wall system.



Photo #3 Typical condition of the exterior joint sealants. (Approx. 1.25 in. X 0.375 in.)



Photo #4 Typical condition of the exterior joint sealants.



Photo #5 Typical condition of the exterior joint sealants.



Photo #6 Typical condition of the exterior joint sealants. (Approx. 0.375 in. X 1.5 in.)

Looking at the Construction of the Herschler





Photo #27 Fiberglass insulation separating the precast soffit area and drop-ceiling area with 4-inch max thickness.



Photo #28 Representative view of inside the precast soffits. Typical surface rust is visible on steel bracing.



Photo #23 Representative view of inside the precast soffit. Typical surface rust on the steel bracing. Note the stain on the fireproofing.



Photo #24 Evidence of interior water intrusion.



Photo #25 Representative view above the drop-ceiling, where the exterior precast panels tie into the steel bracing; typical surface rusting.



Photo #26 Representative view above the drop-ceiling, where the exterior precast panels tie into the steel bracing; typical surface rusting.



Photo #33 Opening in the parapet wall coping cap.



Photo #34 Representative view above the drop-ceiling, where the precast panels tie into the steel bracing; typical surface rusting.

Herschler Update

➤ Deferred Maintenance

- Exterior Wall
- Solar Panels
- Roof



Herschler Update

- Deferred Maintenance
 - Exterior Wall
 - Photovoltaic Panels
 - Roof
- Addition Size



Herschler Update

- Addition Size
 - May 8, 2014 – Oversight Group Meeting

PAGE 4 OF 7

The Oversight Group had questions about the location of the footings for the Herschler addition and whether those footings impact how the addition can be designed. Mr. Whetstone explained that the real benefit to the State is not so much the footings, but the concrete slab that runs the entire length of the property on the north side that ranges from 30 to 45 inches wide, and so the shape of the addition will not be affected by where the existing footings are located. The Oversight Group requested that Mr. Whetstone explore options to maximize the space for the addition.

Level I & II Design Study

PRE-DESIGN

CONTRACT

GOALS

SCHEDULE

BRAINSTORM

SURVEY → RESEARCH

SCHEMATIC DESIGN

DESIGN

DESIGN

DESIGN

SCHEME A

SCHEME B

SCHEME C

SCHEMATIC DESIGN
REVIEW

MODIFY
SCHEME

SCHEME CHOSEN ?

YES

CMAR SELECTION

INTERVIEW

INTERVIEW

INTERVIEW

PROPOSAL 1

PROPOSAL 2

PROPOSAL 3

CMAR CHOSEN ?

NO

YES

DESIGN DEVELOPMENT

GOAL & BUDGET
REVIEW

REFINE
SCHEME

CONSULTANT
COORDINATION

INPUT ?

DESIGN DEVELOPMENT
REVIEW

CONSTRUCTION DOCUMENTS

GOAL & BUDGET
REVIEW

DETAIL
SCHEME

CONSULTANT
COORDINATION

CONSTRUCTION DOCUMENT
REVIEW

SUBCONTRACTOR SELECTION

INTERVIEW

INTERVIEW

INTERVIEW

BID 1

BID 2

BID 3

GMP ACCEPTED ?

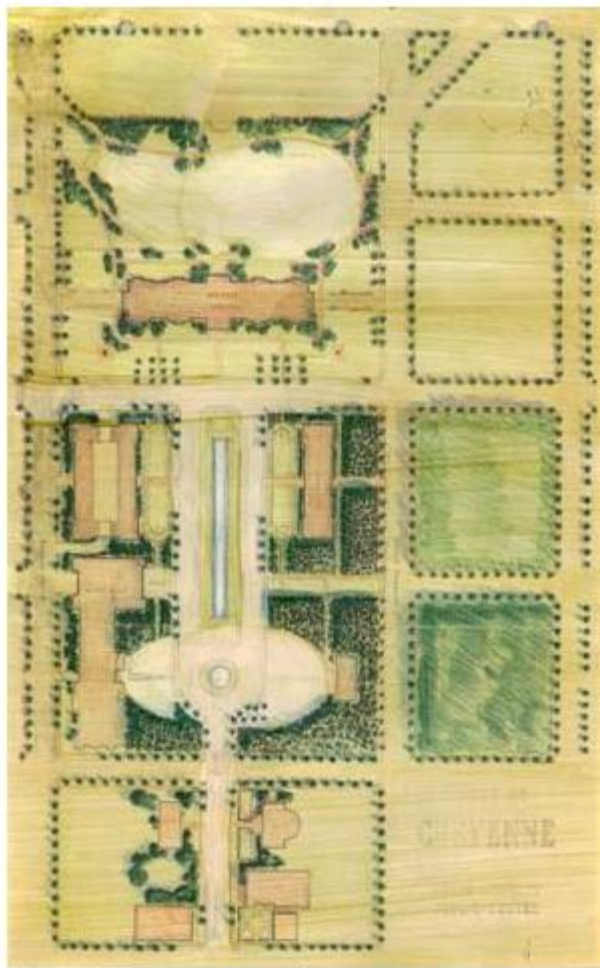
NO

YES

CONSTRUCTION

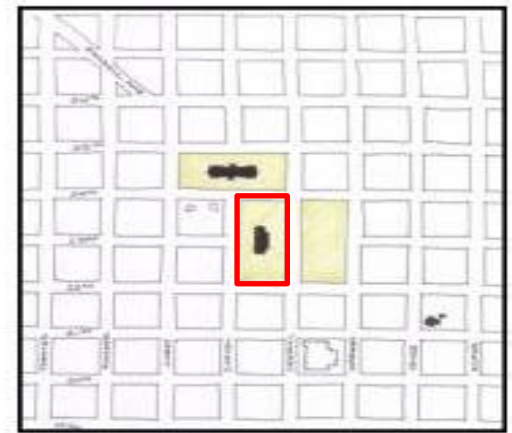
LEVEL I & II DESIGN STUDY

- Master Plan
- Supreme Court
- Barrett Building

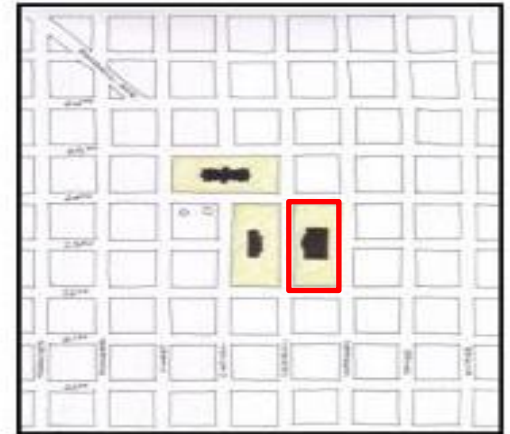


S.R. DeBoer's Plan, 1920-1930

Photo Credit: Denver Public Library, Western History Collection



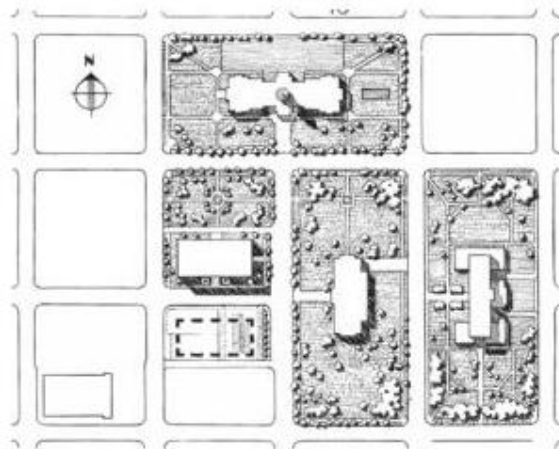
1936 ↑ The addition of the Supreme Court/State Library Building



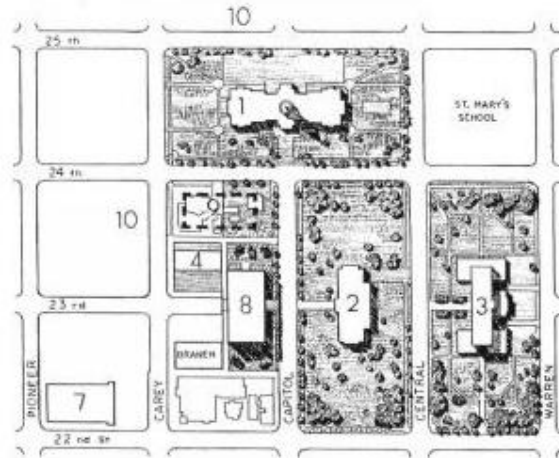
1952 ↑ The addition of the Barrett Building

LEVEL I & II DESIGN STUDY

➤ Hathaway Building



Kellogg and Kellogg Plan, 1970 ↑ Scheme 1

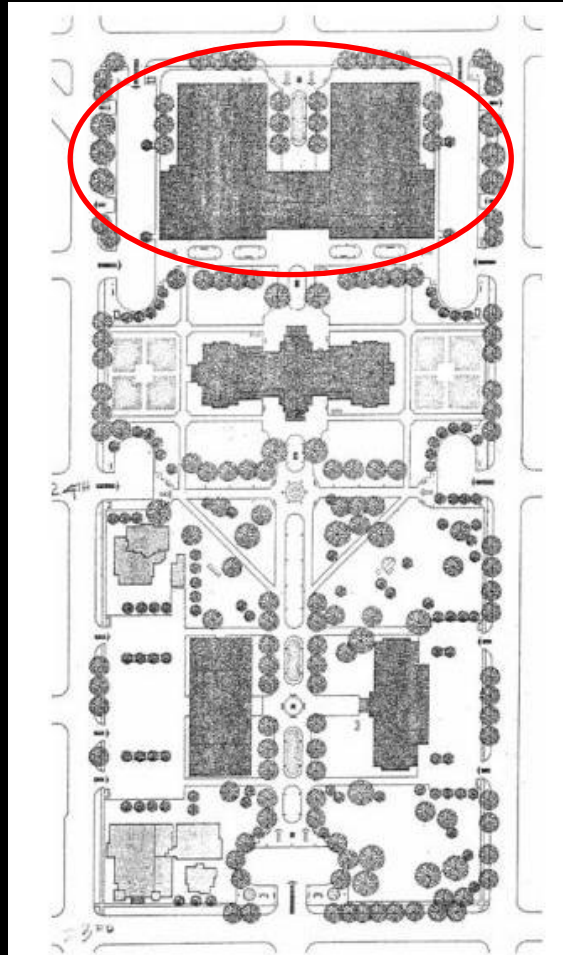


Kellogg and Kellogg Plan, 1970 ↑ Scheme 2

LEVEL I & II DESIGN STUDY

➤ Herschler Building

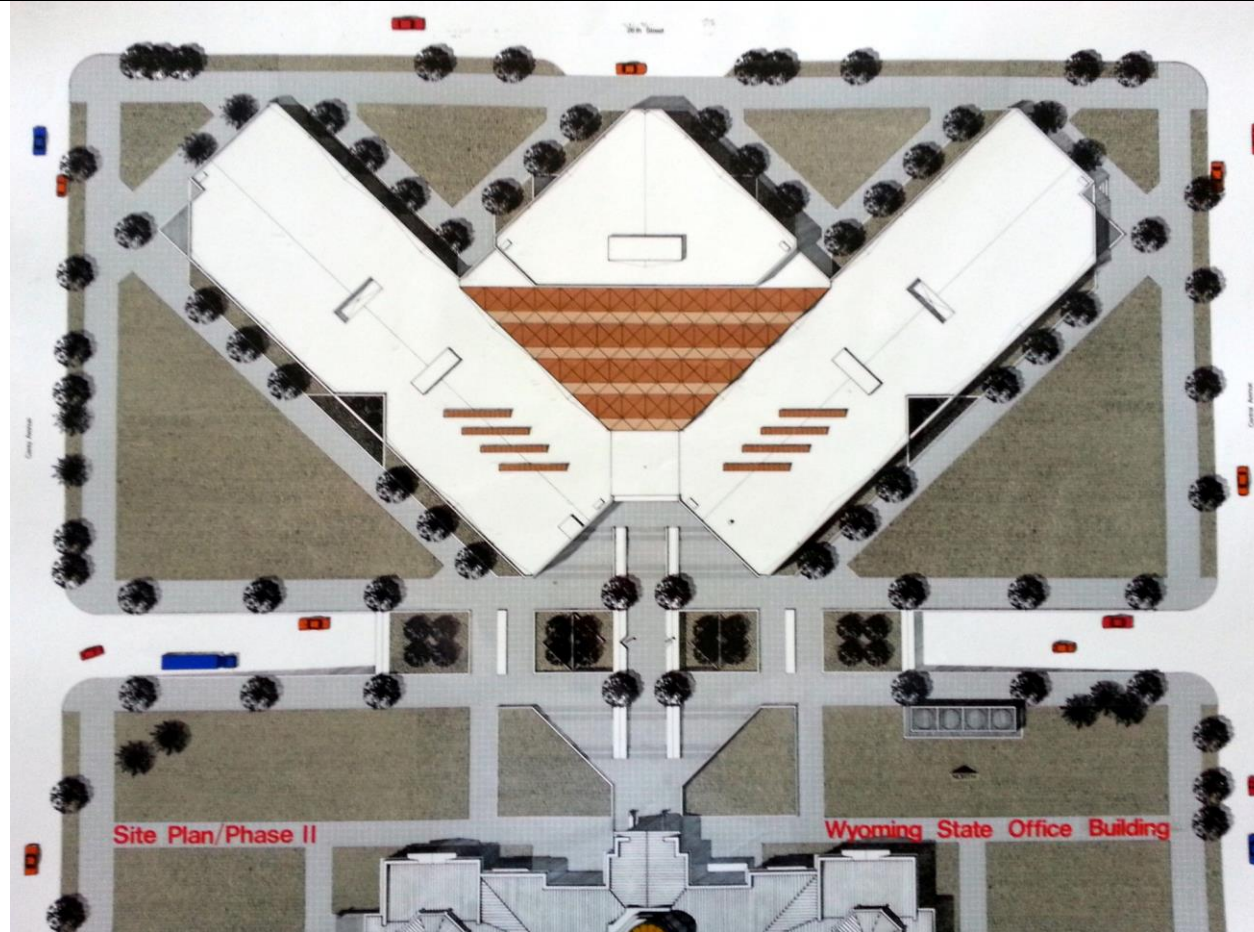
Level I / II Study



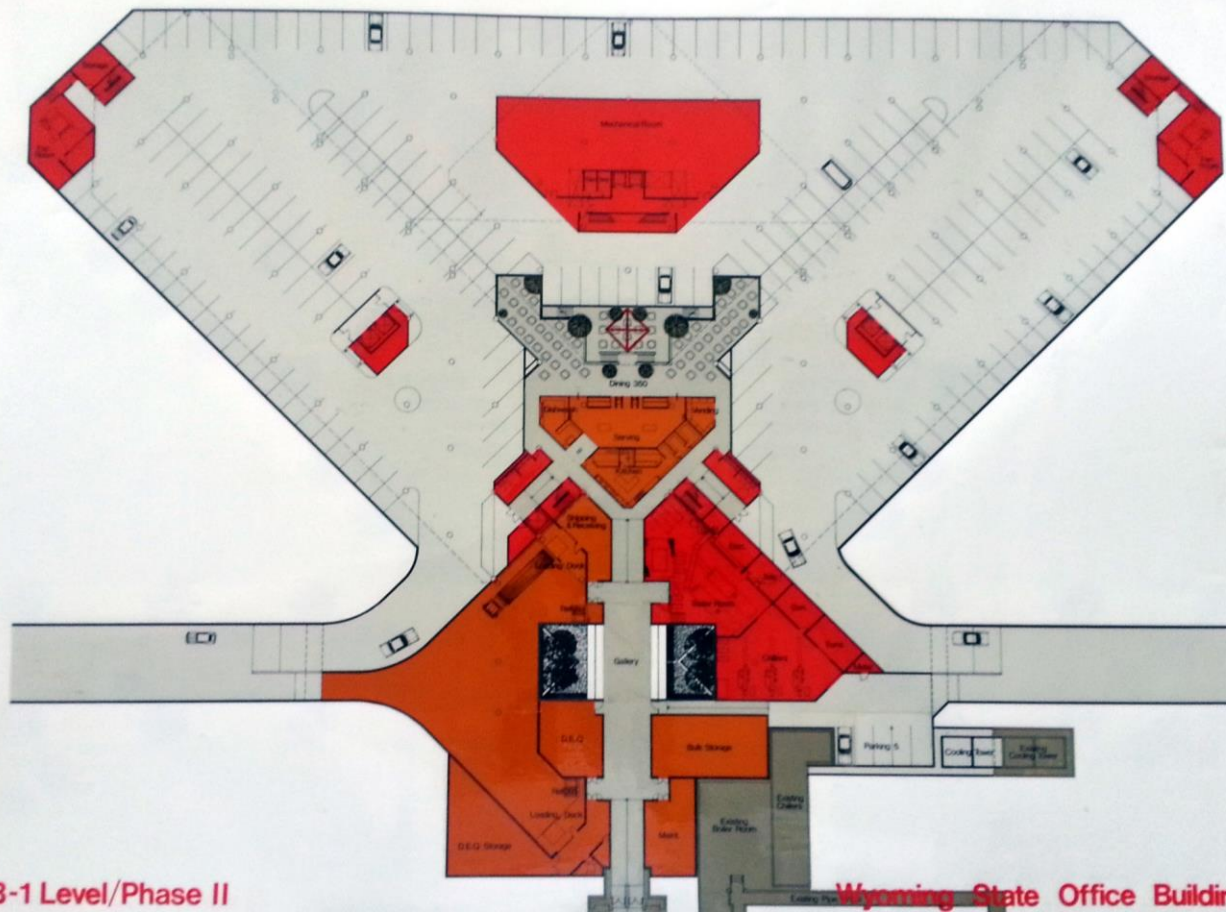
Current Result



HERSCHLER
PHASE II
(1980)



HERSCHLER
PHASE II



B-1 Level/Phase II

Wyoming State Office Building

Looking at the Construction of the Herschler



HERSCHLER
PHASE II



West Elevation/Phase II

Wyoming State Office Building

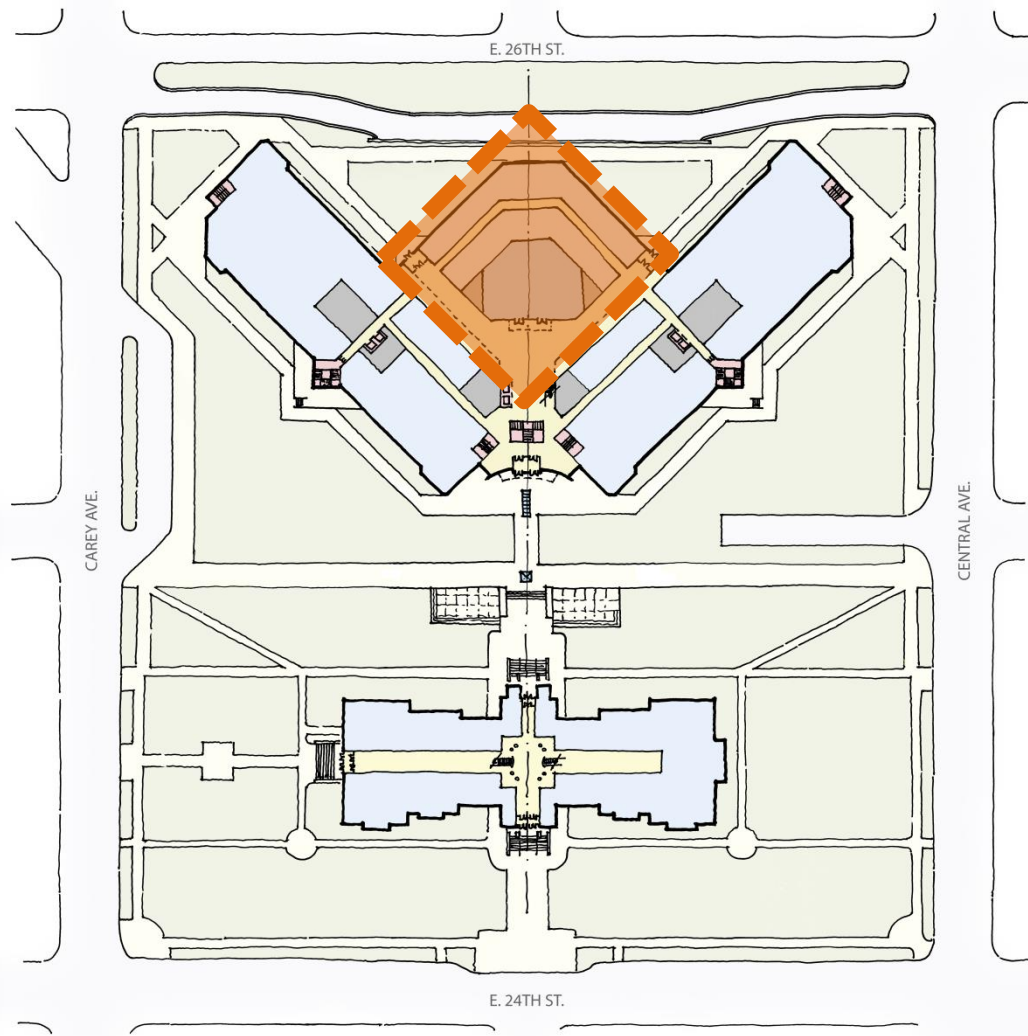






CAPITOL SQUARE
LEVEL III DESIGN & CONSTRUCTION

LEVEL I / II
HERSCHLER ADDITION



	Cost to Continue Leasing 75,520 gsf - 40 years	Cost to Add 75,520 gsf to Herschler Office Building	Difference between lease & building costs	Janitorial, Maintenance, Utility costs*	Total Cost of Building new space over 40 years	Gross difference between leasing and owning a building	Cumulative difference between leasing/owning
	(1)	(2)	(3)	(4)	(5) (2 + 4)	(6) (1 - 5)	(7)
Beg. Bal.							
YR 1	1,338,268	12,083,200	10,744,932	530,615	12,613,815	(11,275,547)	(11,275,547)
YR 2	1,405,181	-	(1,405,181)	541,227	541,227	863,954	(10,411,593)
YR 3	1,475,440	-	(1,475,440)	552,052	552,052	923,388	(9,488,205)
YR 4	1,549,212	-	(1,549,212)	563,093	563,093	986,119	(8,502,086)
YR 5	1,626,673	-	(1,626,673)	574,354	574,354	1,052,318	(7,449,767)
YR 6	1,667,339	-	(1,667,339)	585,842	585,842	1,081,498	(6,368,270)
YR 7	1,709,023	-	(1,709,023)	597,558	597,558	1,111,464	(5,256,805)
YR 8	1,751,748	-	(1,751,748)	609,510	609,510	1,142,239	(4,114,566)
YR 9	1,795,542	-	(1,795,542)	621,700	621,700	1,173,842	(2,940,724)
YR 10	1,840,431	-	(1,840,431)	634,134	634,134	1,206,297	(1,734,427)
YR 11	1,886,441	-	(1,886,441)	646,816	646,816	1,239,625	(494,802)
YR 12	1,933,602	-	(1,933,602)	659,753	659,753	1,273,850	779,048
YR 13	1,981,943	-	(1,981,943)	672,948	672,948	1,308,995	2,088,043
YR 14	2,031,491	-	(2,031,491)	686,407	686,407	1,345,084	3,433,127
YR 15	2,082,278	-	(2,082,278)	700,135	700,135	1,382,144	4,815,271
YR 16	2,134,335	-	(2,134,335)	714,138	714,138	1,420,198	6,235,468
YR 17	2,187,694	-	(2,187,694)	728,420	728,420	1,459,273	7,694,742

	Cost to Continue Leasing 75,520 gsf - 40 years	Cost to Add 75,520 gsf to Herschler Office Building	Difference between lease & building costs	Janitorial, Maintenance, Utility costs*	Total Cost of Building new space over 40 years	Gross difference between leasing and owning a building	Cumulative difference between leasing/owning
	(1)	(2)	(3)	(4)	(5) (2 + 4)	(6) (1 - 5)	(7)
Beg. Bal.							
YR 1	1,338,268	12,083,200	10,744,932	530,615	12,613,815	(11,275,547)	(11,275,547)
YR 2	1,405,181	-	(1,405,181)	541,227	541,227	863,954	(10,411,593)
YR 3	1,475,440	-	(1,475,440)	552,052	552,052	923,388	(9,488,205)
YR 4	1,549,212	-	(1,549,212)	563,093	563,093	986,119	(8,502,086)
YR 5	1,626,673	-	(1,626,673)	574,354	574,354	1,052,318	(7,449,767)
YR 6	1,667,339	-	(1,667,339)	585,842	585,842	1,081,498	(6,368,270)
YR 7	1,709,023	-	(1,709,023)	597,558	597,558	1,111,464	(5,256,805)
YR 8	1,751,748	-	(1,751,748)	609,510	609,510	1,142,239	(4,114,566)
YR 9	1,795,542	-	(1,795,542)	621,700	621,700	1,173,842	(2,940,724)
YR 10	1,840,431	-	(1,840,431)	634,134	634,134	1,206,297	(1,734,427)
YR 11	1,886,441	-	(1,886,441)	646,816	646,816	1,239,625	(494,802)
YR 12	1,933,602	-	(1,933,602)	659,753	659,753	1,273,850	779,048
YR 13	1,981,943	-	(1,981,943)	672,948	672,948	1,308,995	2,088,043
YR 14	2,031,491	-	(2,031,491)	686,407	686,407	1,345,084	3,433,127
YR 15	2,082,278	-	(2,082,278)	700,135	700,135	1,382,144	4,815,271
YR 16	2,134,335	-	(2,134,335)	714,138	714,138	1,420,198	6,235,468
YR 17	2,187,694	-	(2,187,694)	728,420	728,420	1,459,273	7,694,742

LEVEL I / II HERSCHLER ADDITION

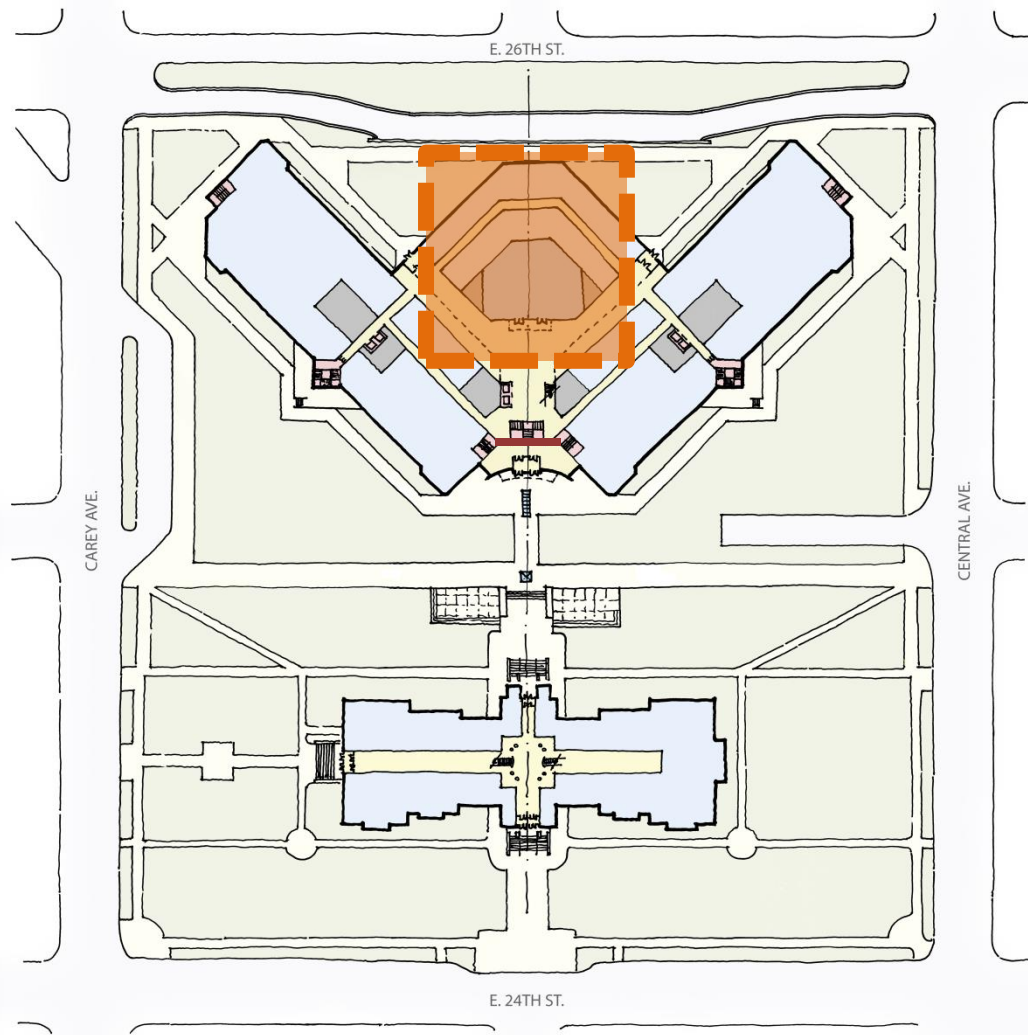
	Cost to Continue Leasing 75,520 sq. ft - 40 years	Cost to Add-on 75,520 square feet to the Herschler Office Building	Difference between lease & building costs	Janitorial, Maintenance, Utility costs*	Total Cost of building new space over 40 years	Gross difference between leasing and owning a building
	(1)	(2)	(3) (1-2)	(4)	(5) (2 + 4)	(6) (1 - 5)
Total	98,978,734	12,083,200	86,895,534	32,050,181	44,133,381	54,845,353

LEVEL I / II HERSCHLER ADDITION

	Cost to Continue Leasing 75,520 sq. ft - 40 years	Cost to Add-on 75,520 square feet to the Herschler Office Building	Difference between lease & building costs	Janitorial, Maintenance, Utility costs*	Total Cost of building new space over 40 years	Gross difference between leasing and owning a building
	(1)	(2)	(3) (1-2)	(4)	(5) (2 + 4)	(6) (1 - 5)
Total	98,978,734	12,083,200	86,895,534	32,050,181	44,133,381	54,845,353

CAPITOL SQUARE
LEVEL III DESIGN & CONSTRUCTION

LEVEL III
HERSCHLER ADDITION



**LEVEL III
HERSCHLER
ADDITION**

	Cost to Continue Leasing 96,520 gsf - 40 years	Cost to Add 96,520 gsf to Herschler Office Building	Difference between lease & building costs	Janitorial, Maintenance, Utility costs*	Total Cost of Building new space over 40 years	Gross difference between leasing and owning a building	Cumulative difference between leasing/owning
	(1)	(2)	(3)	(4)	(5)	(6)	(7)
					(2 + 4)	(1 - 5)	
Beg. Bal.							
YR 1	1,710,402	15,443,200	13,732,798	678,164	16,121,364	(14,410,962)	(14,410,962)
YR 2	1,795,922	-	(1,795,922)	691,727	691,727	1,104,195	(13,306,766)
YR 3	1,885,719	-	(1,885,719)	705,562	705,562	1,180,157	(12,126,609)
YR 4	1,980,004	-	(1,980,004)	719,673	719,673	1,260,332	(10,866,278)
YR 5	2,079,005	-	(2,079,005)	734,066	734,066	1,344,938	(9,521,339)
YR 6	2,130,980	-	(2,130,980)	748,748	748,748	1,382,232	(8,139,107)
YR 7	2,184,254	-	(2,184,254)	763,723	763,723	1,420,532	(6,718,576)
YR 8	2,238,861	-	(2,238,861)	778,997	778,997	1,459,864	(5,258,712)
YR 9	2,294,832	-	(2,294,832)	794,577	794,577	1,500,255	(3,758,457)
YR 10	2,352,203	-	(2,352,203)	810,469	810,469	1,541,734	(2,216,723)
YR 11	2,411,008	-	(2,411,008)	826,678	826,678	1,584,330	(632,392)
YR 12	2,471,283	-	(2,471,283)	843,211	843,211	1,628,072	995,679
YR 13	2,533,065	-	(2,533,065)	860,076	860,076	1,672,990	2,668,669
YR 14	2,596,392	-	(2,596,392)	877,277	877,277	1,719,115	4,387,784
YR 15	2,661,302	-	(2,661,302)	894,823	894,823	1,766,479	6,154,263
YR 16	2,727,834	-	(2,727,834)	912,719	912,719	1,815,115	7,969,378
YR 17	2,796,030	-	(2,796,030)	930,974	930,974	1,865,057	9,834,434

**LEVEL III
HERSCHLER
ADDITION**

	Cost to Continue Leasing 96,520 gsf - 40 years	Cost to Add 96,520 gsf to Herschler Office Building	Difference between lease & building costs	Janitorial, Maintenance, Utility costs*	Total Cost of Building new space over 40 years	Gross difference between leasing and owning a building	Cumulative difference between leasing/owning
	(1)	(2)	(3)	(4)	(5)	(6)	(7)
					(2 + 4)	(1 - 5)	
Beg. Bal.							
YR 1	1,710,402	15,443,200	13,732,798	678,164	16,121,364	(14,410,962)	(14,410,962)
YR 2	1,795,922	-	(1,795,922)	691,727	691,727	1,104,195	(13,306,766)
YR 3	1,885,719	-	(1,885,719)	705,562	705,562	1,180,157	(12,126,609)
YR 4	1,980,004	-	(1,980,004)	719,673	719,673	1,260,332	(10,866,278)
YR 5	2,079,005	-	(2,079,005)	734,066	734,066	1,344,938	(9,521,339)
YR 6	2,130,980	-	(2,130,980)	748,748	748,748	1,382,232	(8,139,107)
YR 7	2,184,254	-	(2,184,254)	763,723	763,723	1,420,532	(6,718,576)
YR 8	2,238,861	-	(2,238,861)	778,997	778,997	1,459,864	(5,258,712)
YR 9	2,294,832	-	(2,294,832)	794,577	794,577	1,500,255	(3,758,457)
YR 10	2,352,203	-	(2,352,203)	810,469	810,469	1,541,734	(2,216,723)
YR 11	2,411,008	-	(2,411,008)	826,678	826,678	1,584,330	(632,392)
YR 12	2,471,283	-	(2,471,283)	843,211	843,211	1,628,072	995,679
YR 13	2,533,065	-	(2,533,065)	860,076	860,076	1,672,990	2,668,669
YR 14	2,596,392	-	(2,596,392)	877,277	877,277	1,719,115	4,387,784
YR 15	2,661,302	-	(2,661,302)	894,823	894,823	1,766,479	6,154,263
YR 16	2,727,834	-	(2,727,834)	912,719	912,719	1,815,115	7,969,378
YR 17	2,796,030	-	(2,796,030)	930,974	930,974	1,865,057	9,834,434

LEVEL III HERSCHLER ADDITION

	Cost to Continue Leasing 96,520 sq. ft - 40 years	Cost to Add-on 96,520 square feet to the Herschler Office Building	Difference between lease & building costs	Janitorial, Maintenance, Utility costs*	Total Cost of building new space over 40 years	Gross difference between leasing and owning a building
	(1)	(2)	(3) (1-2)	(4)	(5) (2 + 4)	(6) (1 - 5)
Total	126,501,952	15,443,200	111,058,752	40,962,440	56,405,640	70,096,312

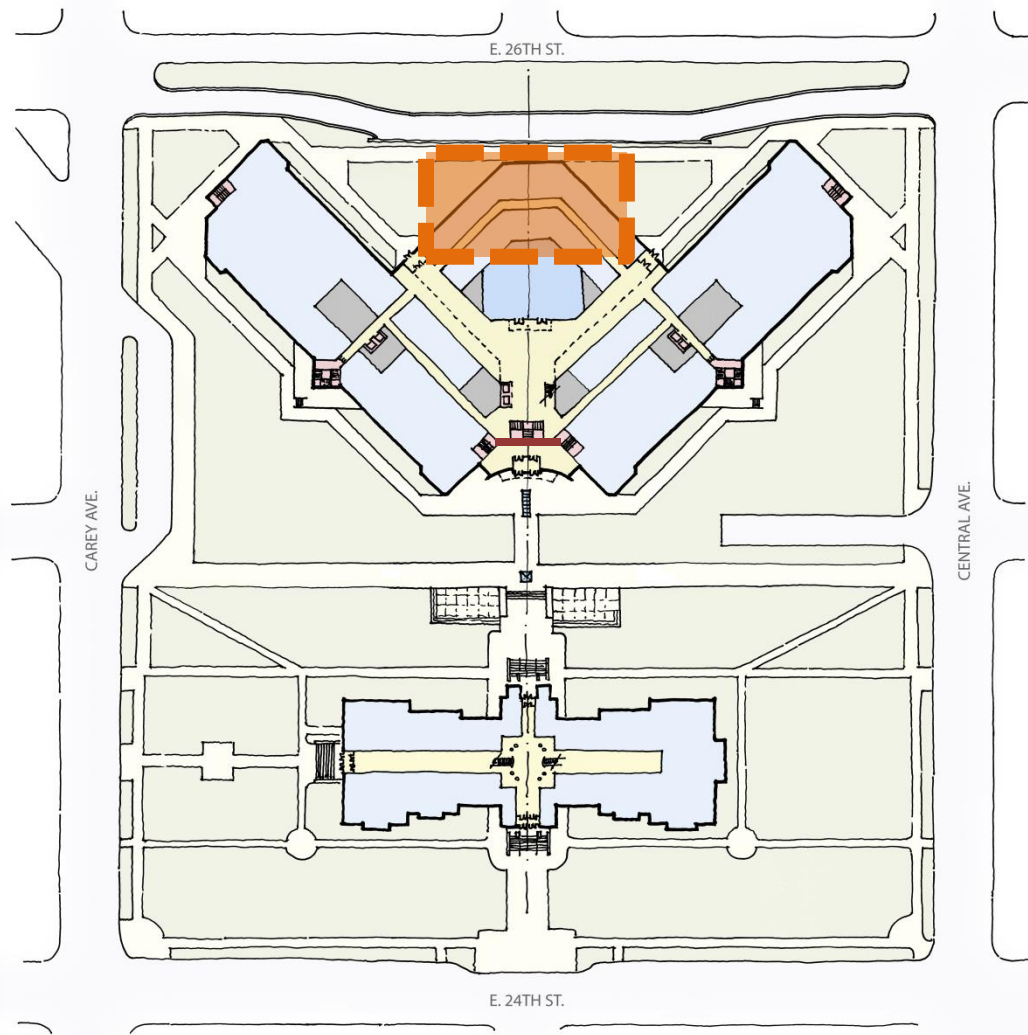
LEVEL III HERSCHLER ADDITION

	Cost to Continue Leasing 96,520 sq. ft - 40 years	Cost to Add-on 96,520 square feet to the Herschler Office Building	Difference between lease & building costs	Janitorial, Maintenance, Utility costs*	Total Cost of building new space over 40 years	Gross difference between leasing and owning a building
	(1)	(2)	(3) (1-2)	(4)	(5) (2 + 4)	(6) (1 - 5)
Total	126,501,952	15,443,200	111,058,752	40,962,440	56,405,640	70,096,312

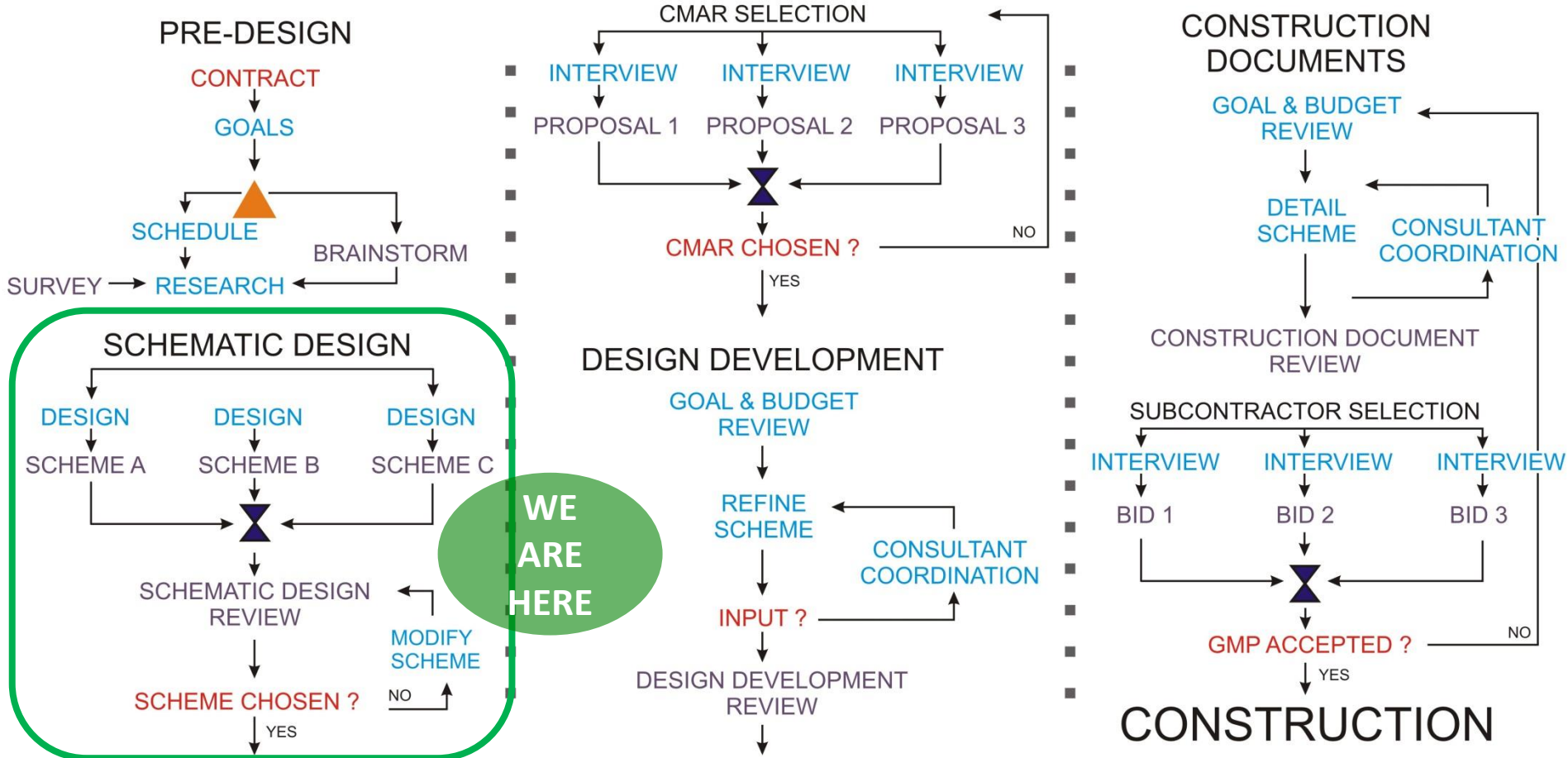
CAPITOL SQUARE
LEVEL III DESIGN & CONSTRUCTION

LEVEL III
HERSCHLER ADDITION

*Added
18,000 NASF
(21,000 GSF)
= \$4.8M*



Level III Design & Construction





Capitol

- Renovation
- Restoration

Herschler

- Renovation
- Addition
- Parking/Site

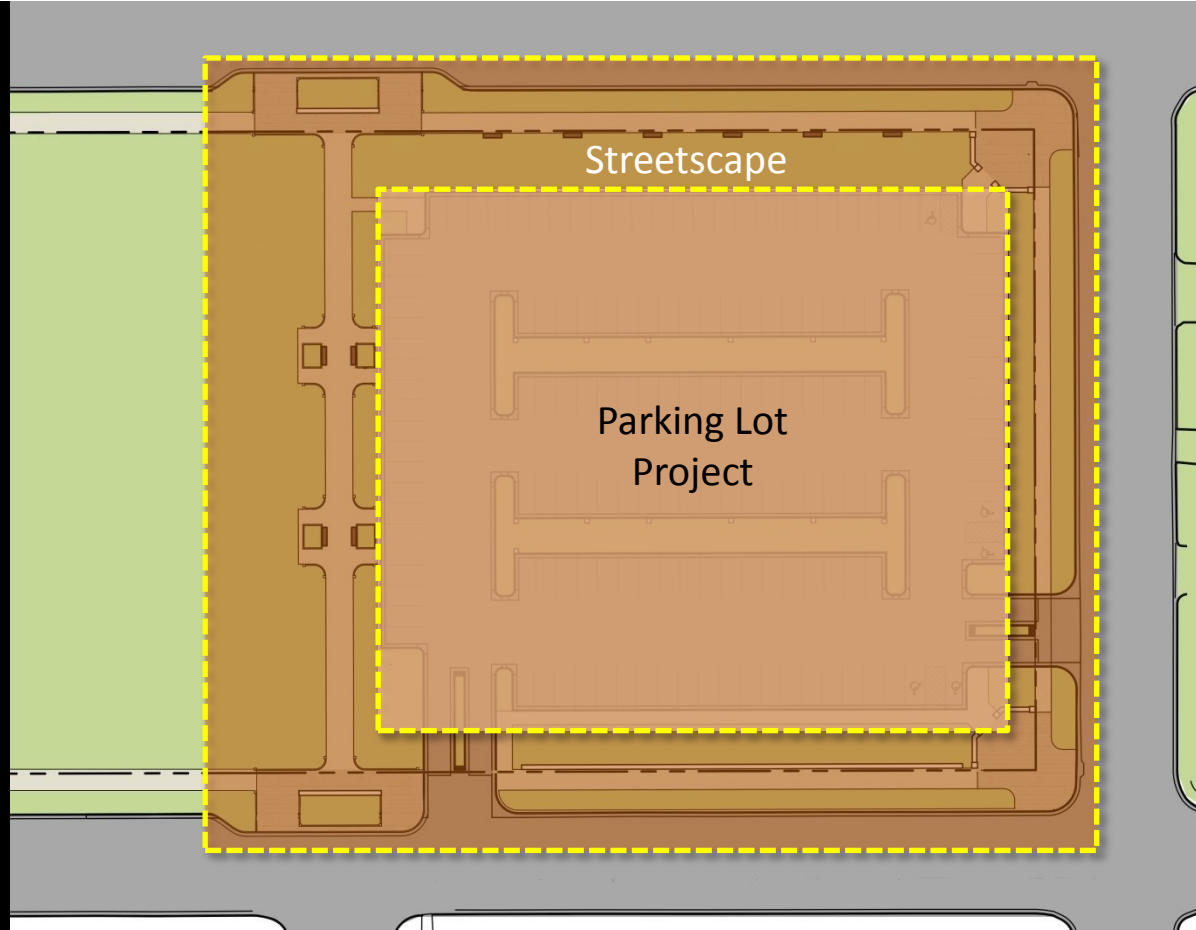
Gallery / Connector

- Renovation
- Expansion

Central Utility Plant Adjacent Sites

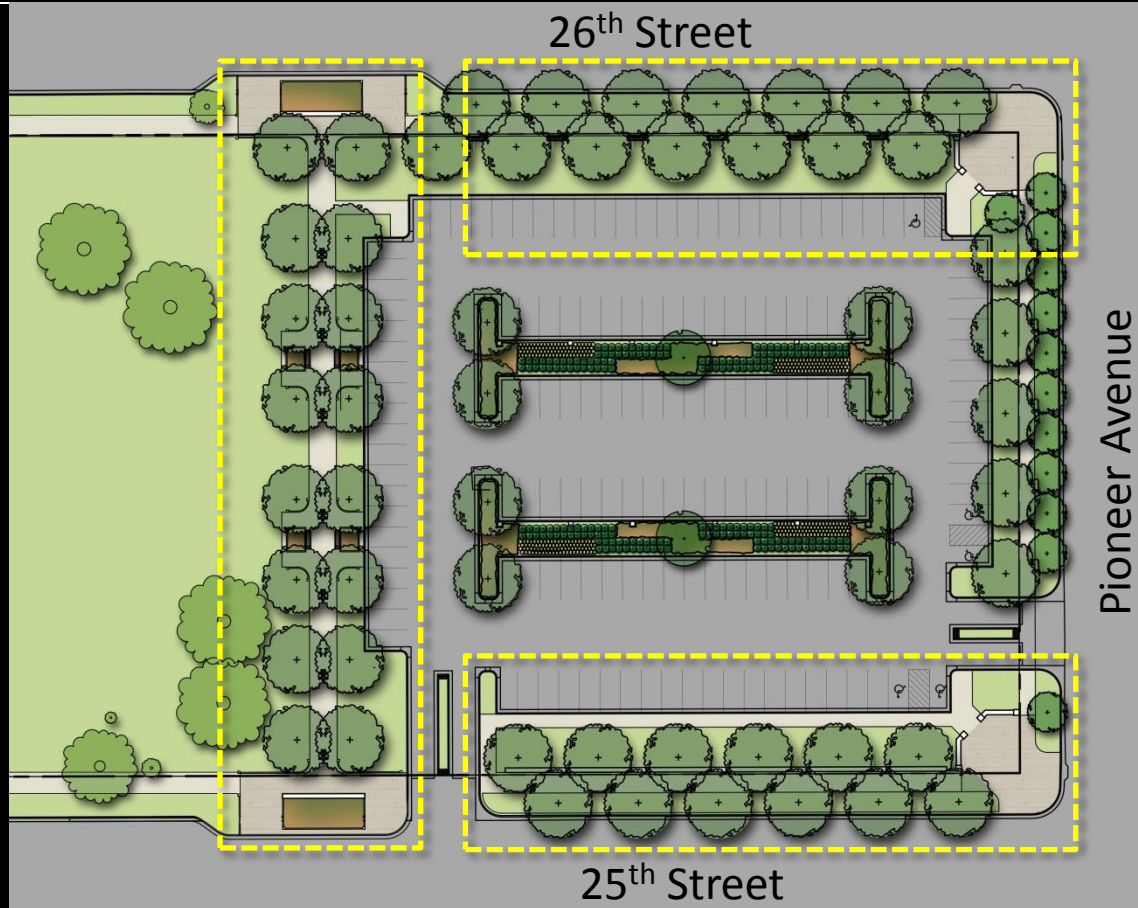
West Parking Lot Streetscape

- Building Demolition
- Parking Lot Project
- Streetscape Project



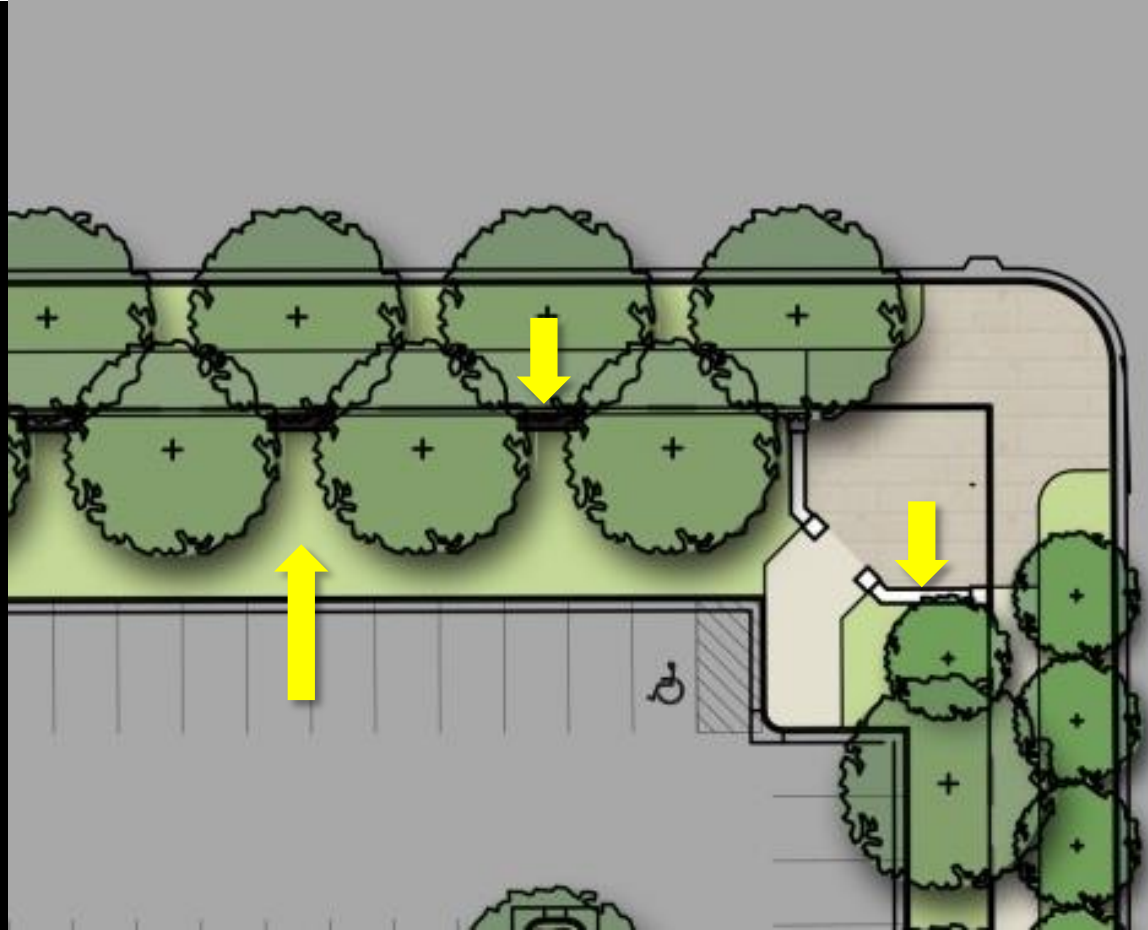
Pioneer Streetscape

- 26th Street
- 25th Street
- Pedestrian Promenade at Thomes Avenue



25th / 26th Street

- Benches
- Corners
- Landscape



Herschler Building Schematic Design Progress Update

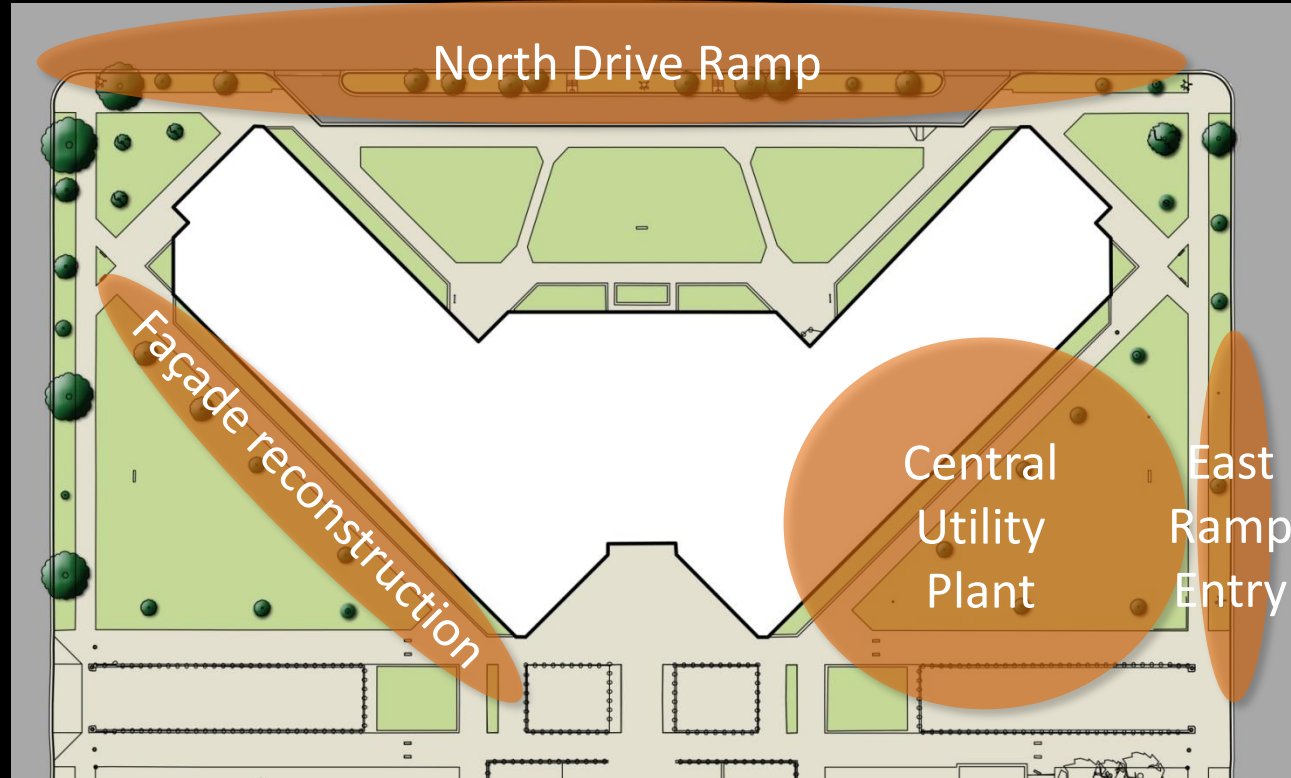
Herschler Building Update

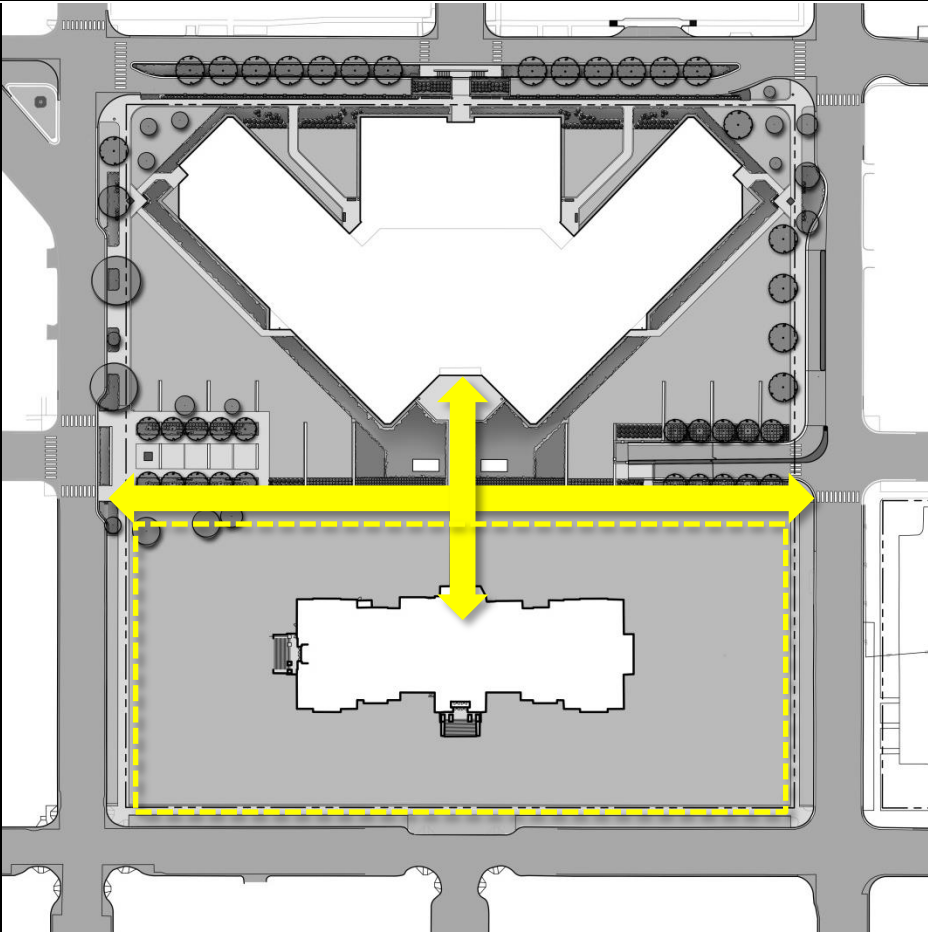
- Site Design
- Framework Plans
- Existing
Exterior Envelope
- Addition
Exterior Envelope

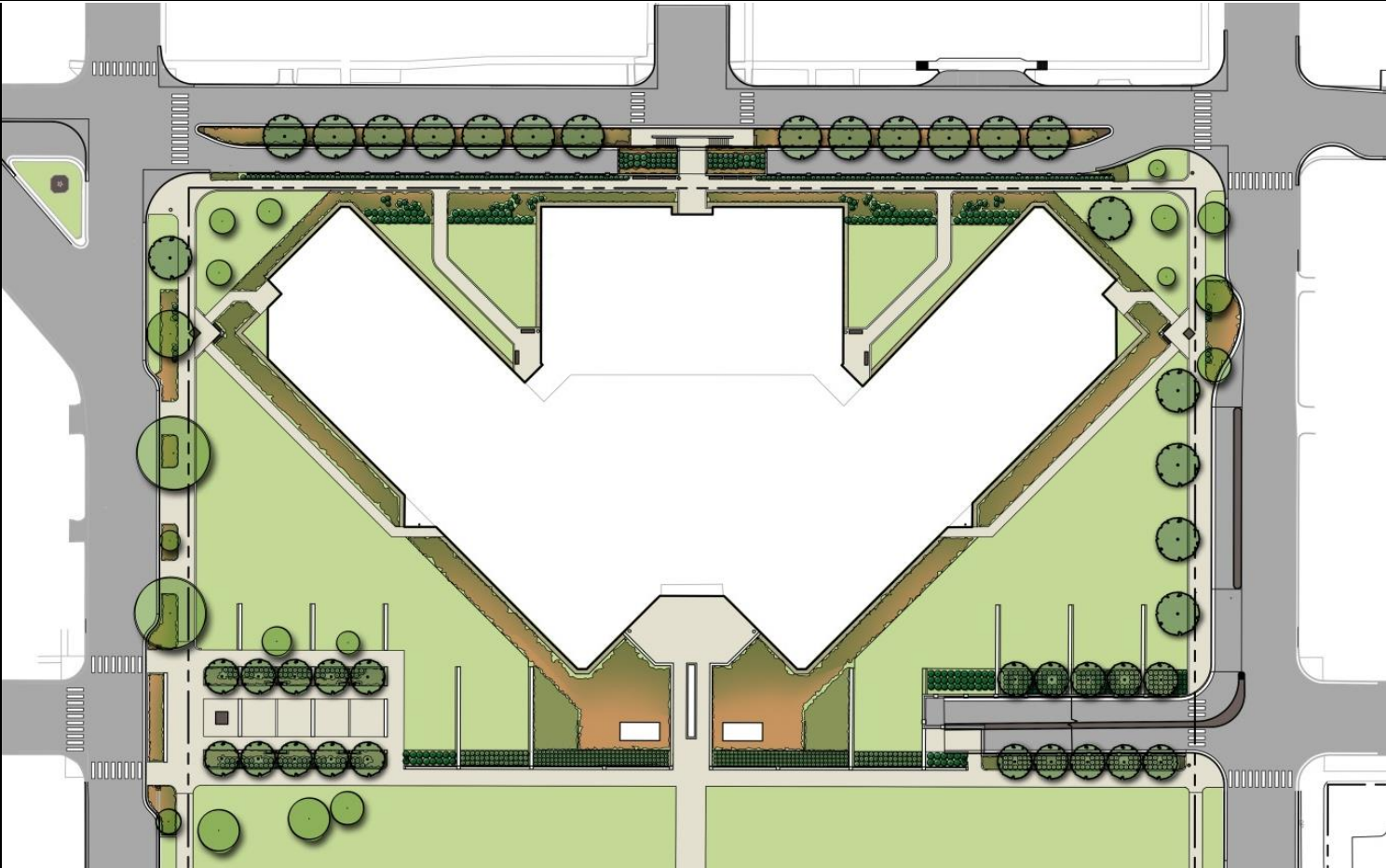


Construction

- North Drive
- Façade
- Utility Plant
- East ramp entry

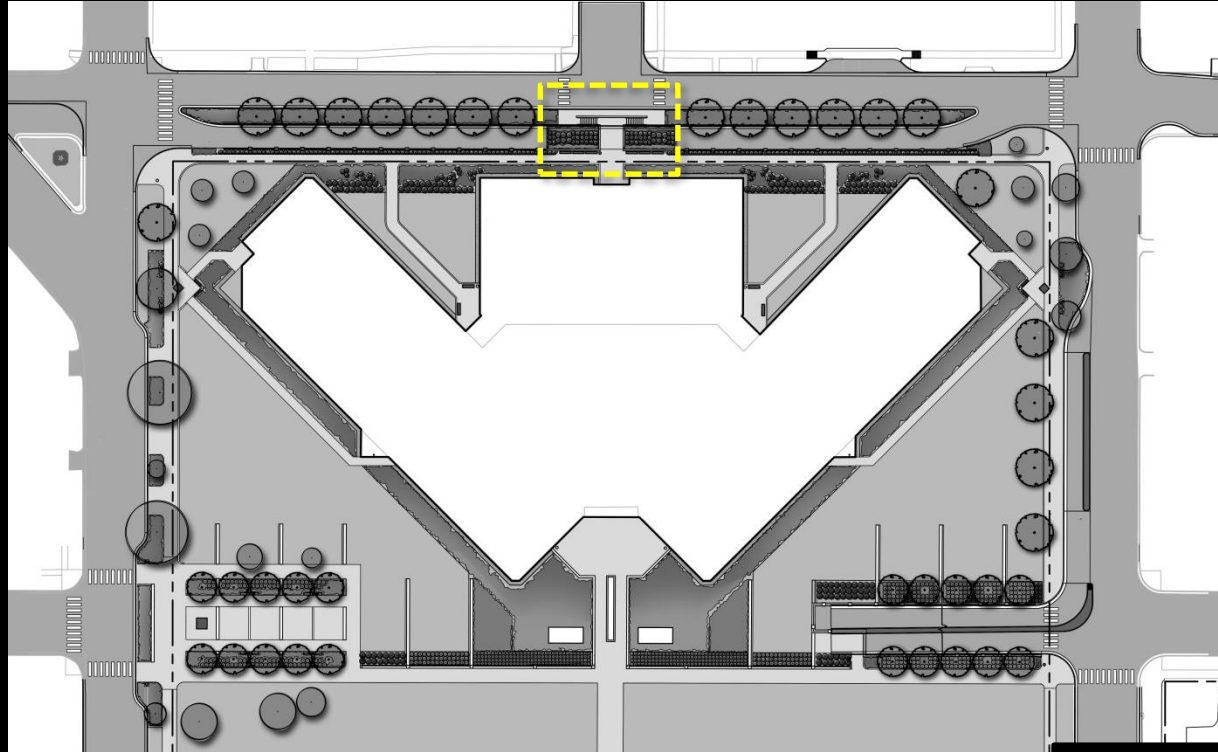






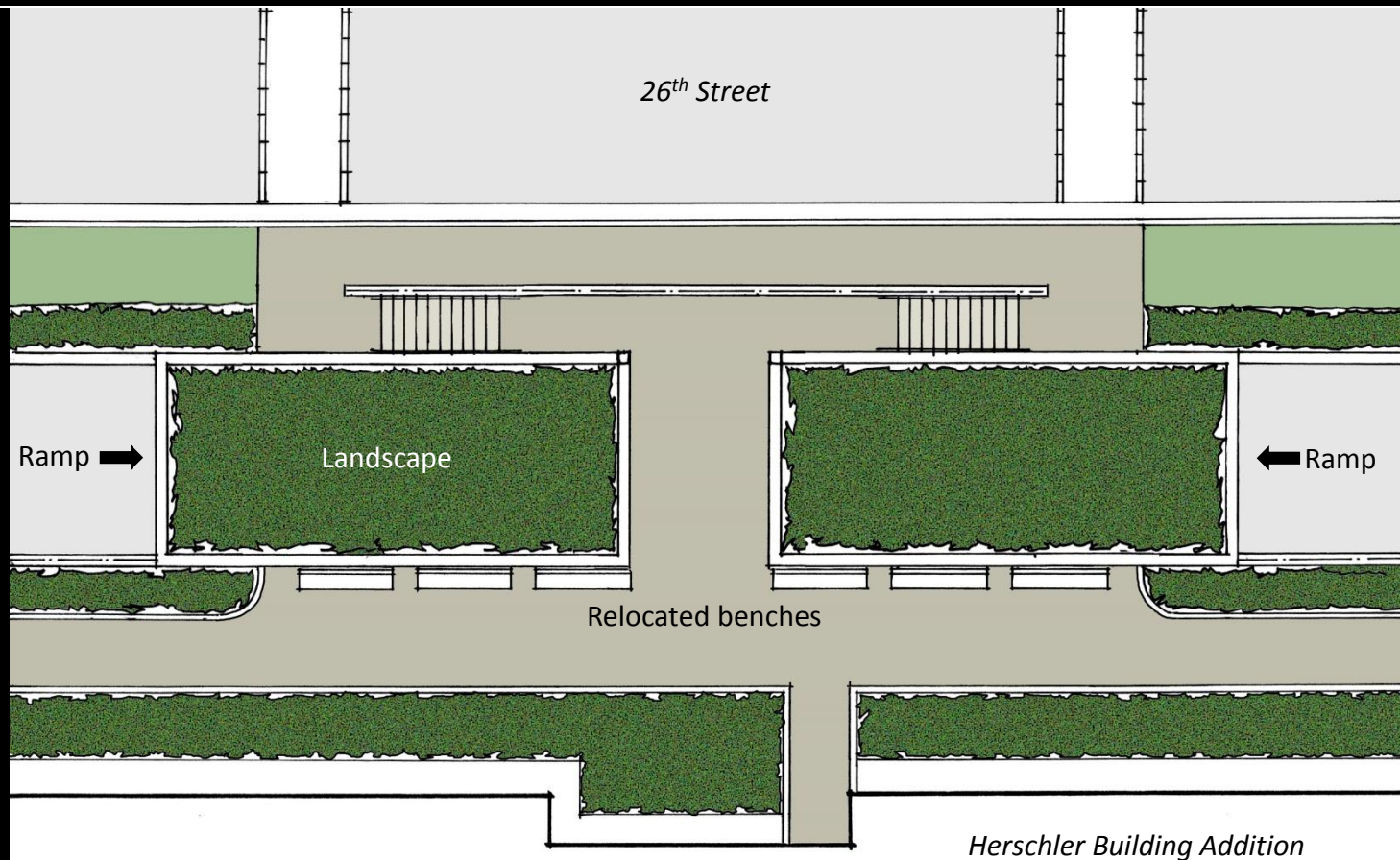
Capitol Square

- 26th Street connection
- Herschler Entry
- Entry Plaza

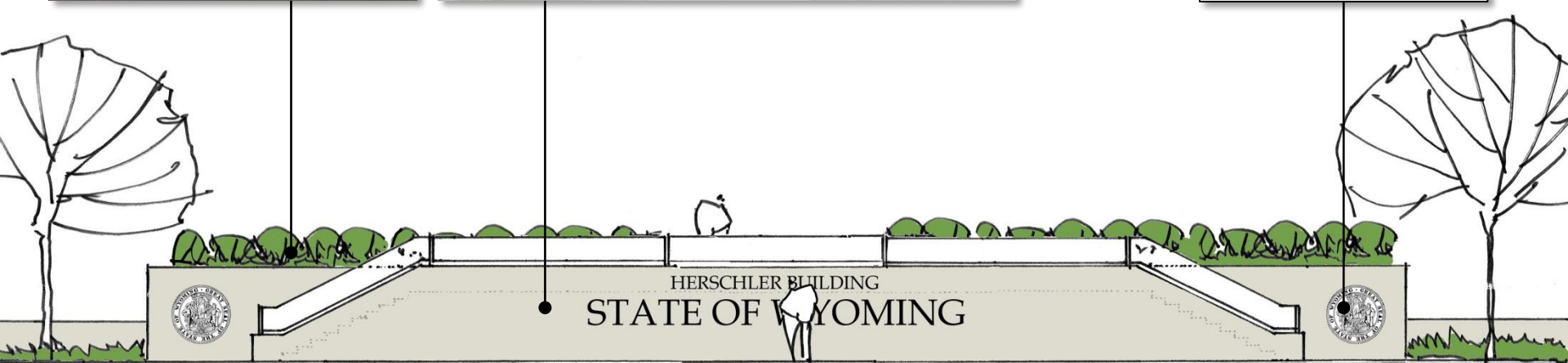


26th Street Connection

- Protect delivery area
- Pedestrian connection
- Seating



CAPITOL SQUARE
LEVEL III DESIGN & CONSTRUCTION



CAPITOL SQUARE

LEVEL III DESIGN & CONSTRUCTION

91



CAPITOL SQUARE

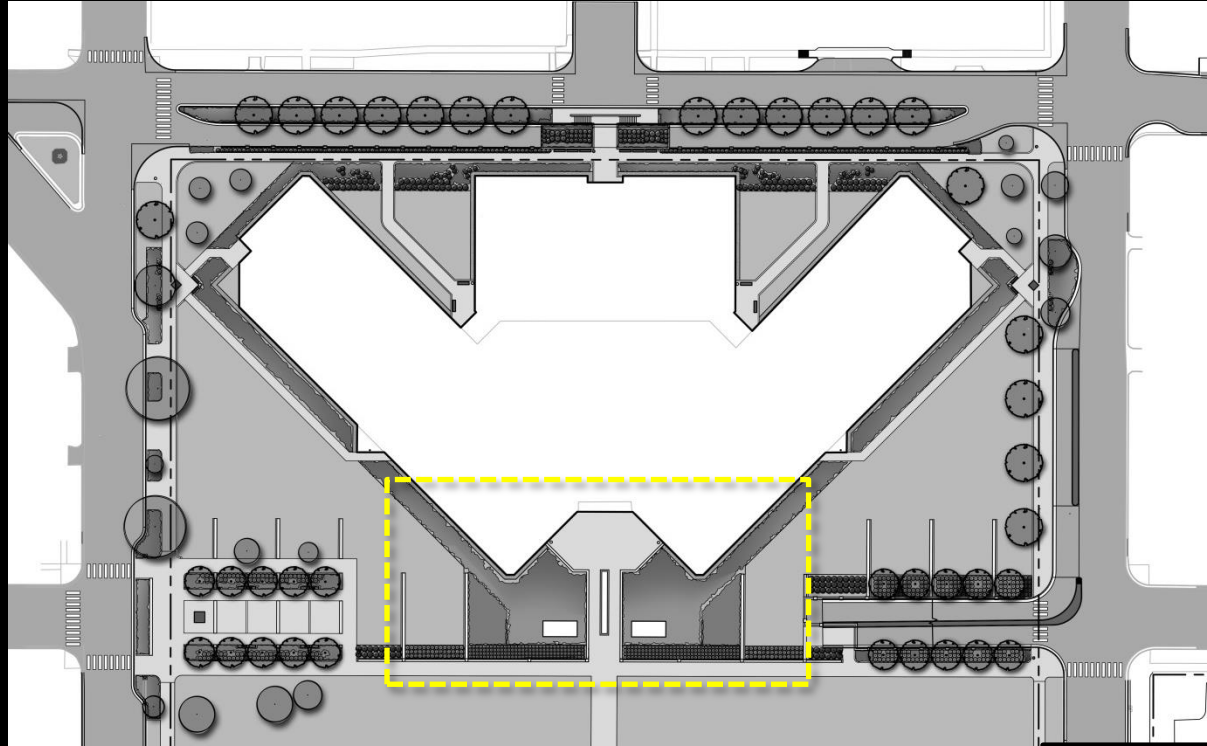
LEVEL III DESIGN & CONSTRUCTION

92

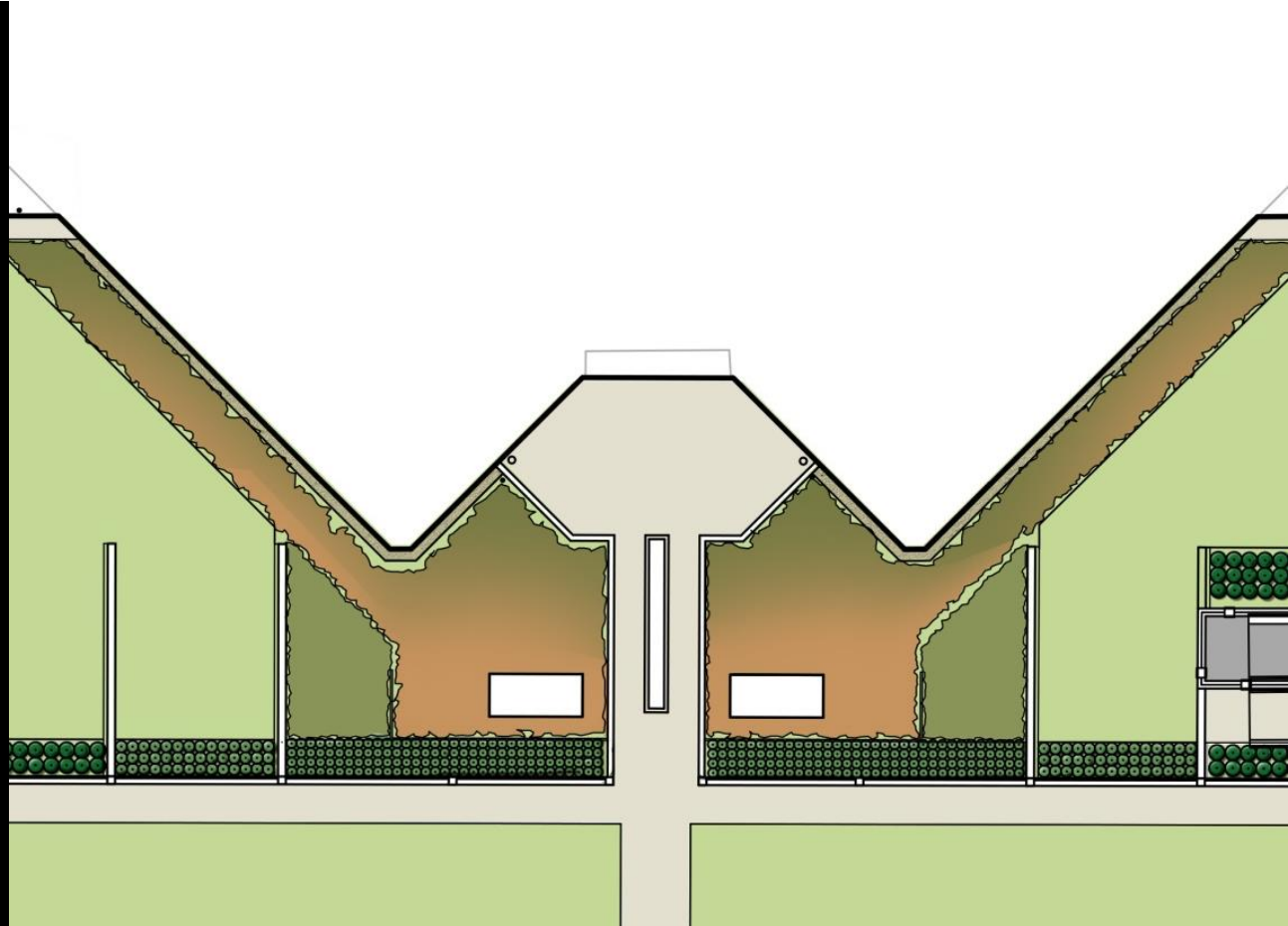


Capitol Square

- 26th Street connection
- Herschler Entry
- Entry Plaza



Herschler Entry



CAPITOL SQUARE

LEVEL III DESIGN & CONSTRUCTION

95



CAPITOL SQUARE

LEVEL III DESIGN & CONSTRUCTION

96



CAPITOL SQUARE

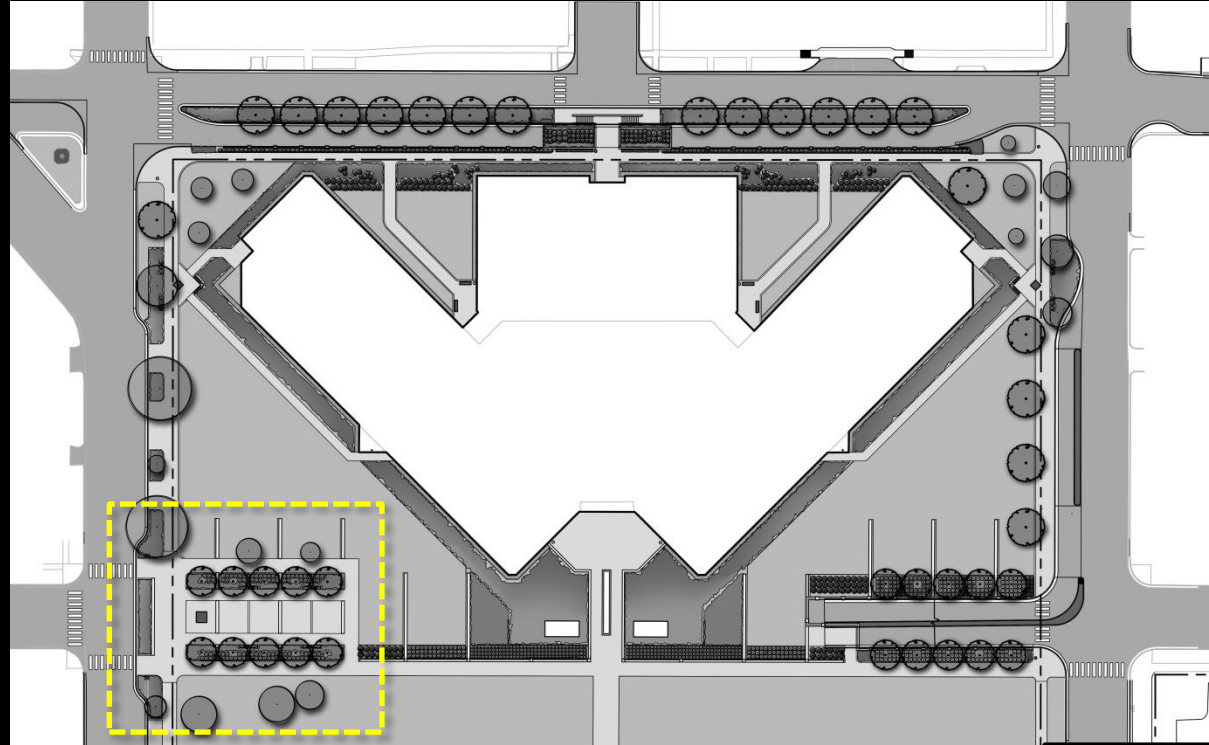
LEVEL III DESIGN & CONSTRUCTION

97



Capitol Square

- 26th Street connection
- Herschler Entry
- Entry Plaza



Entry Plaza



Entry Plaza

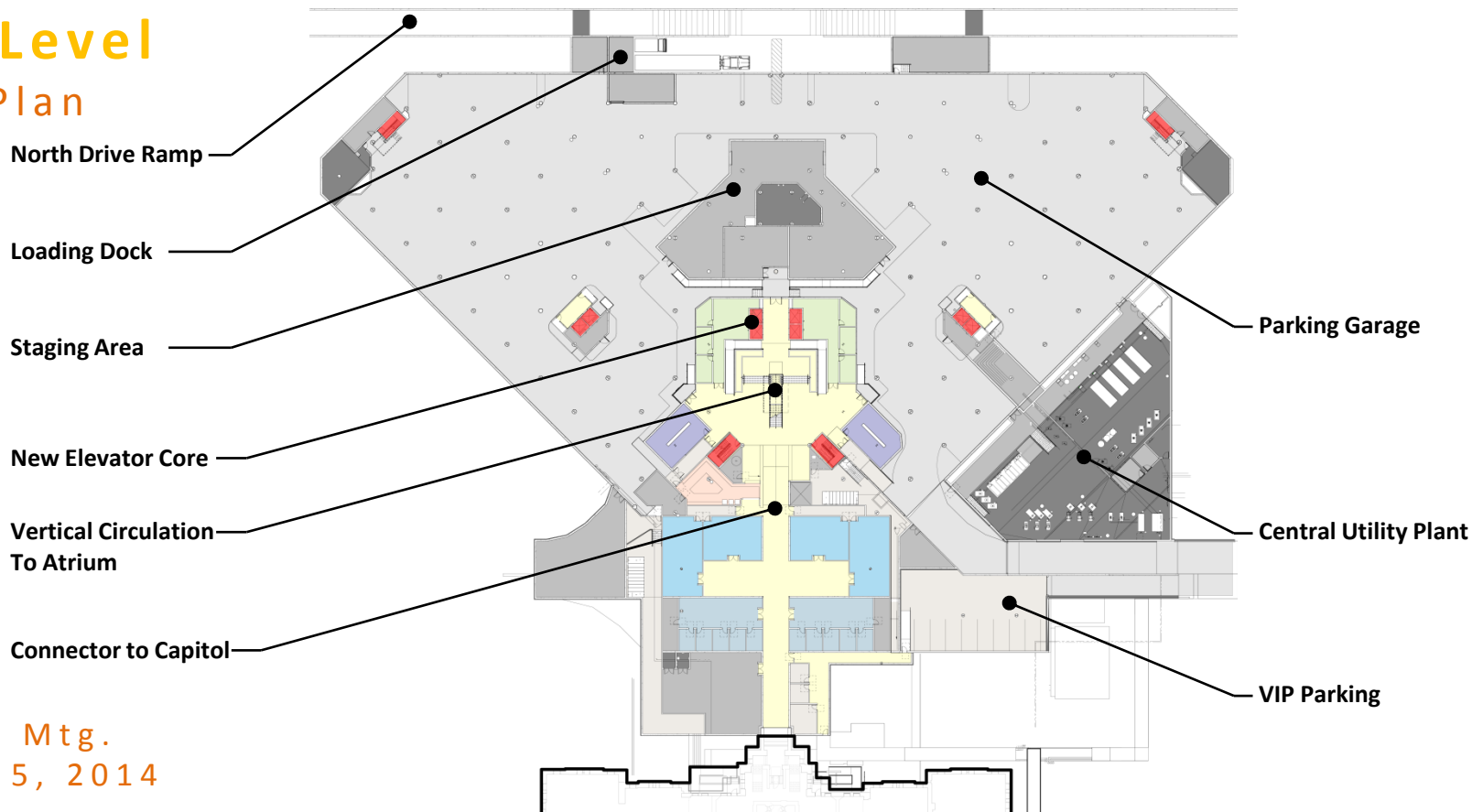


Herschler Building Update

- Framework Plans

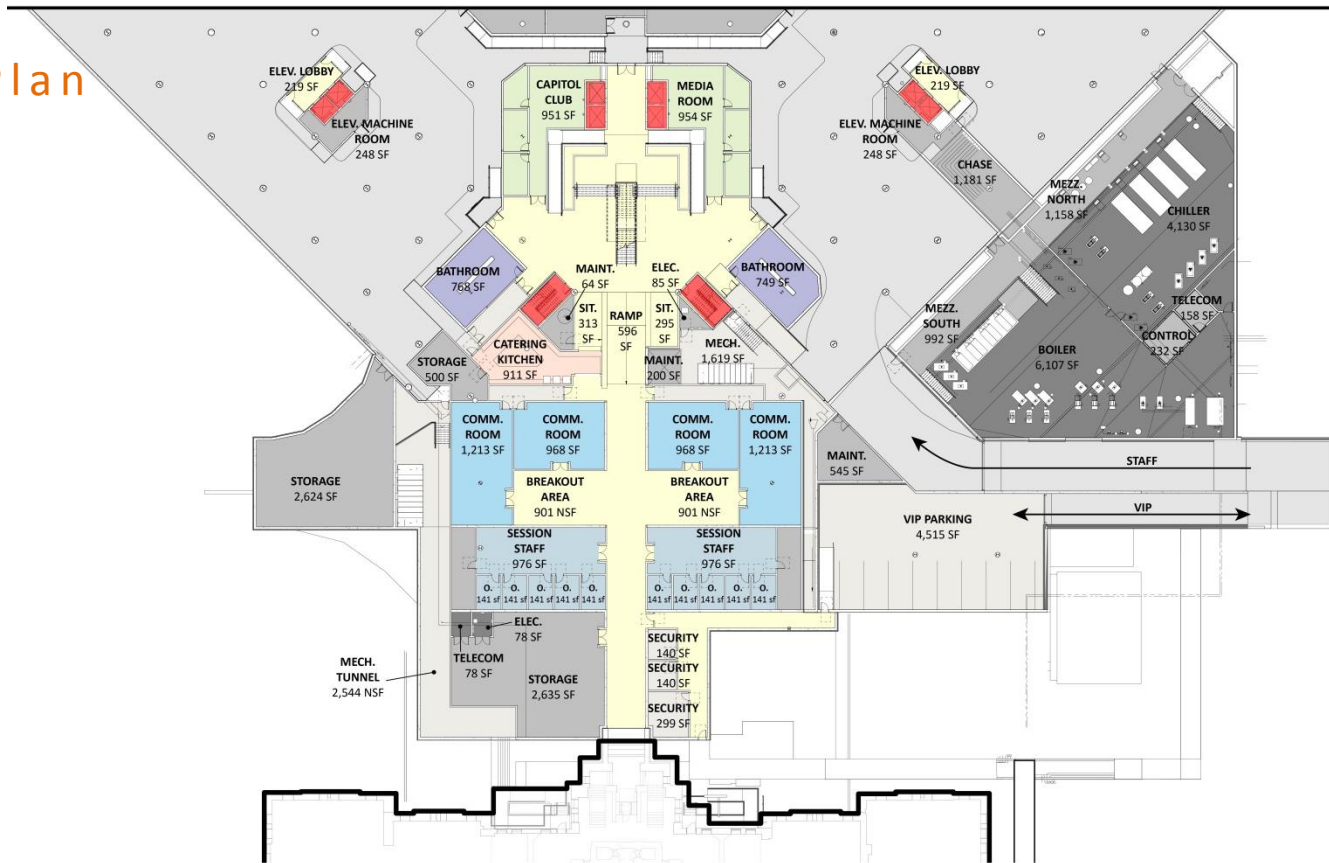


Lower Level Overall Plan



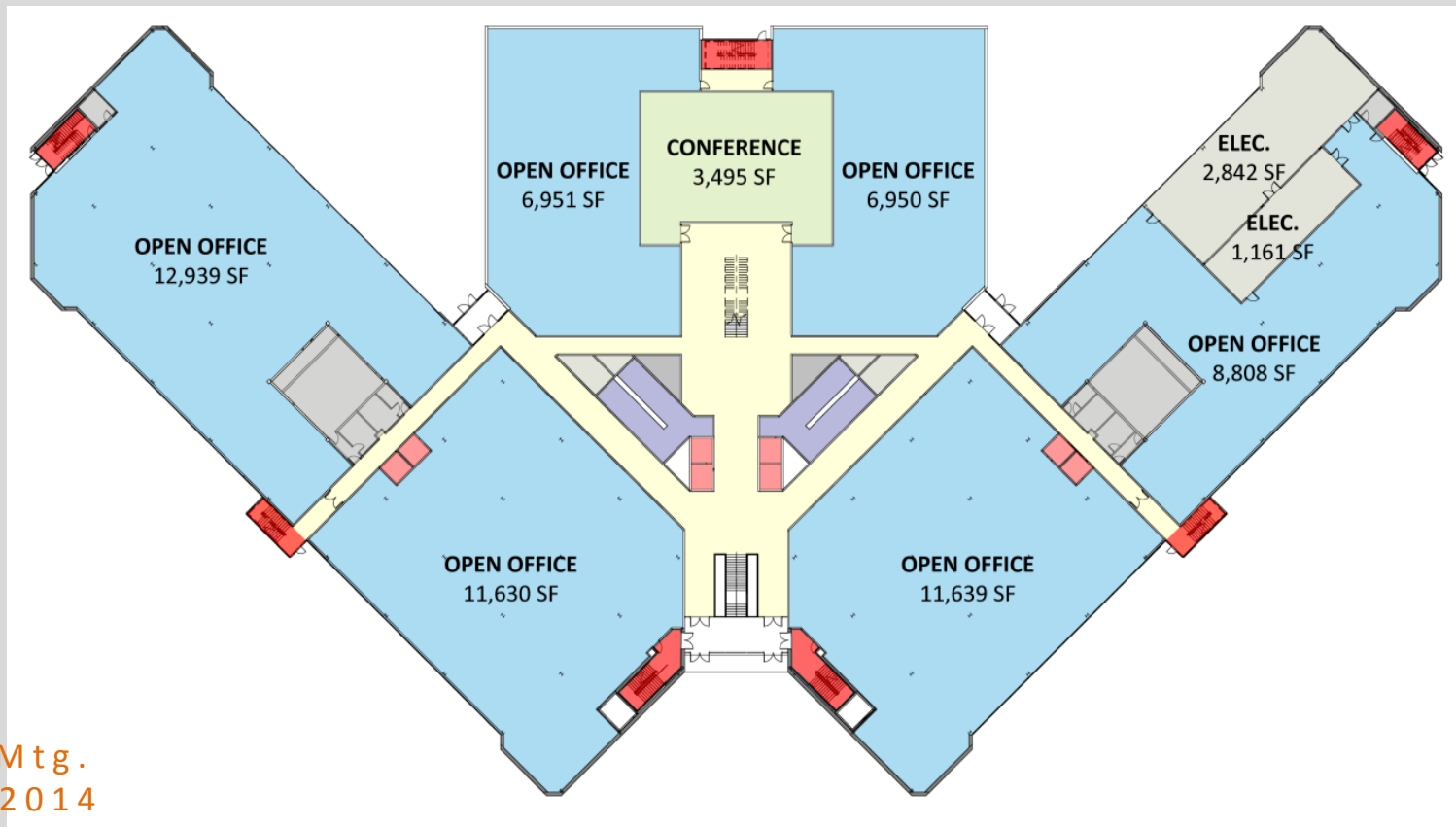
Task Force Mtg.
November 5, 2014

Lower Level
Enlarged South Plan

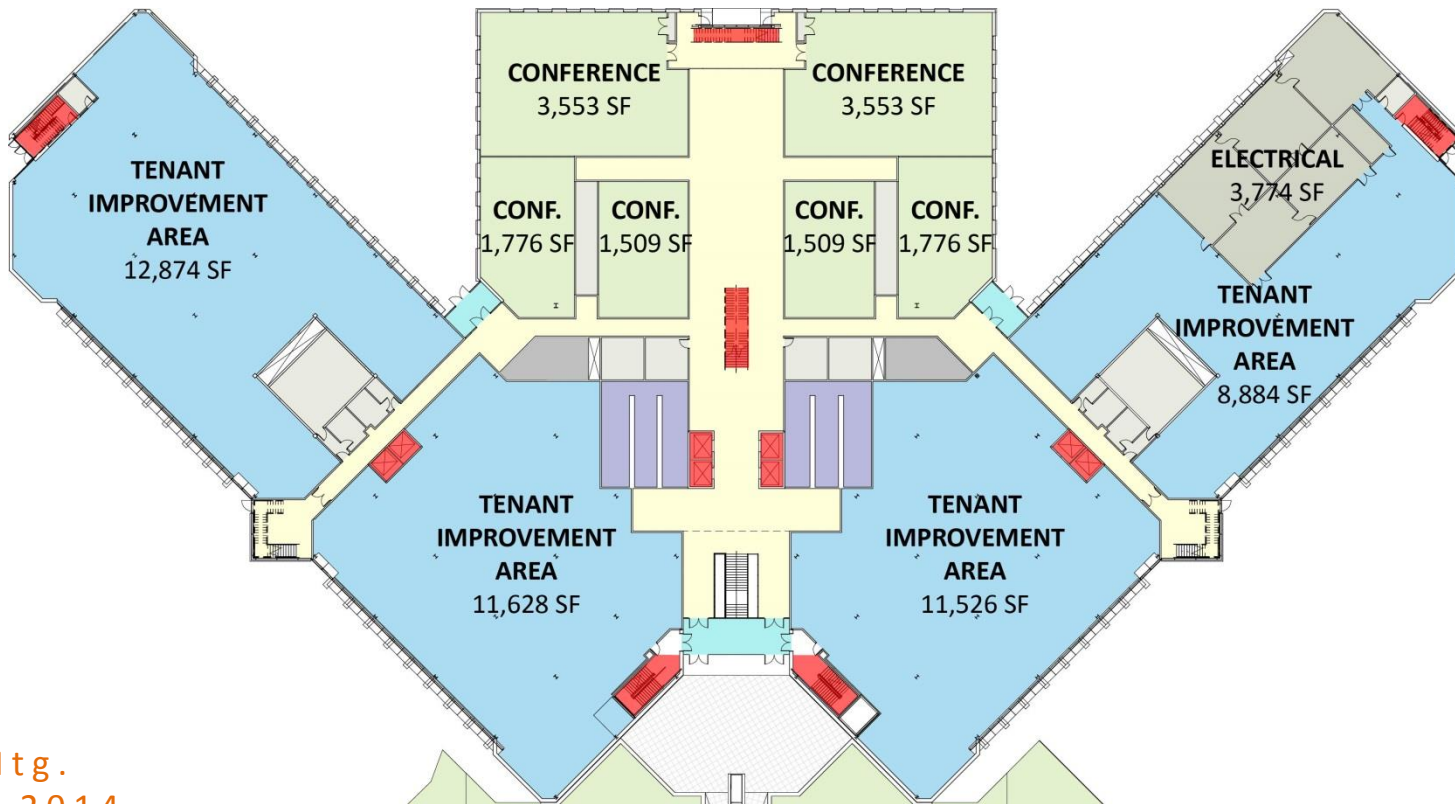


Task Force Mtg.
November 5, 2014

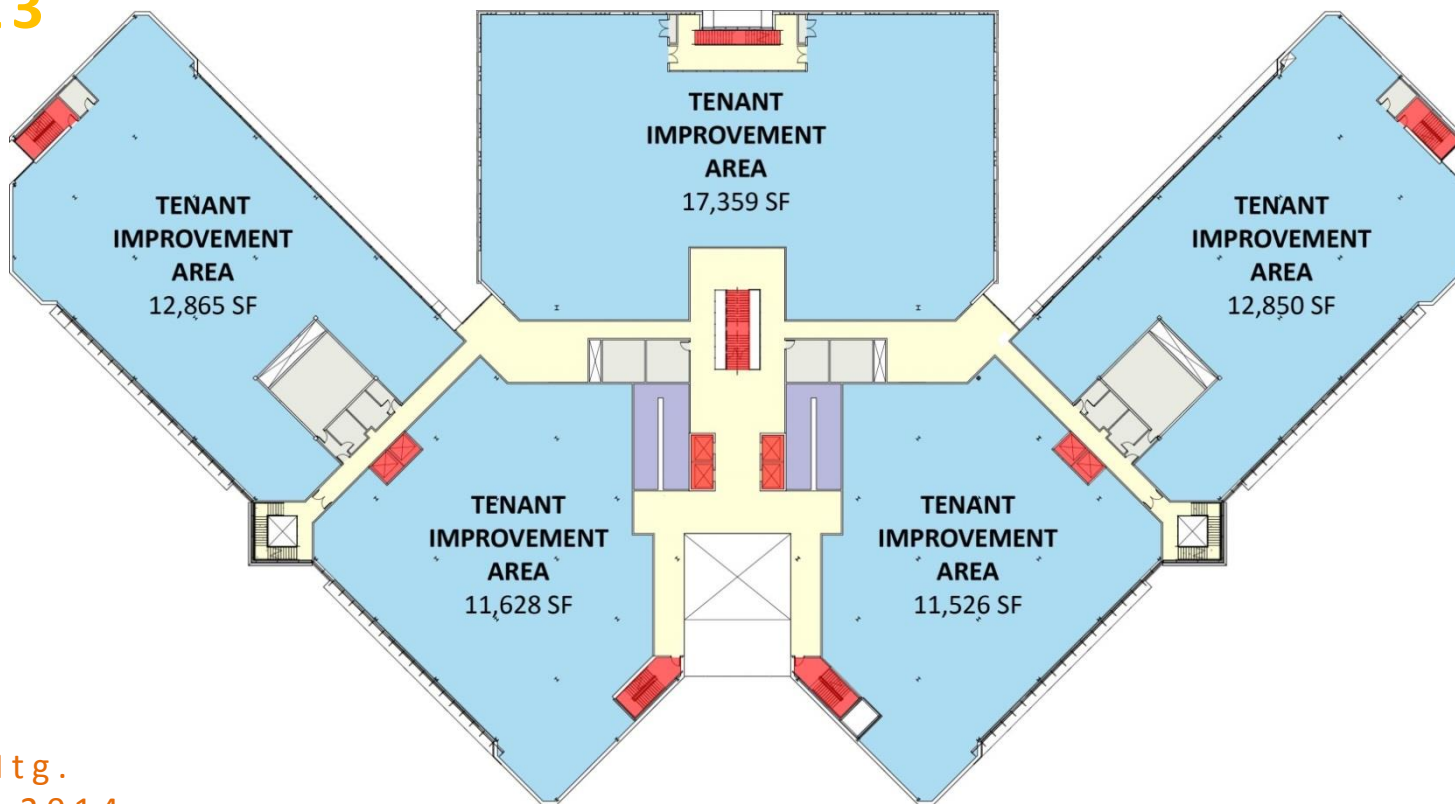
Level 1



Level 1

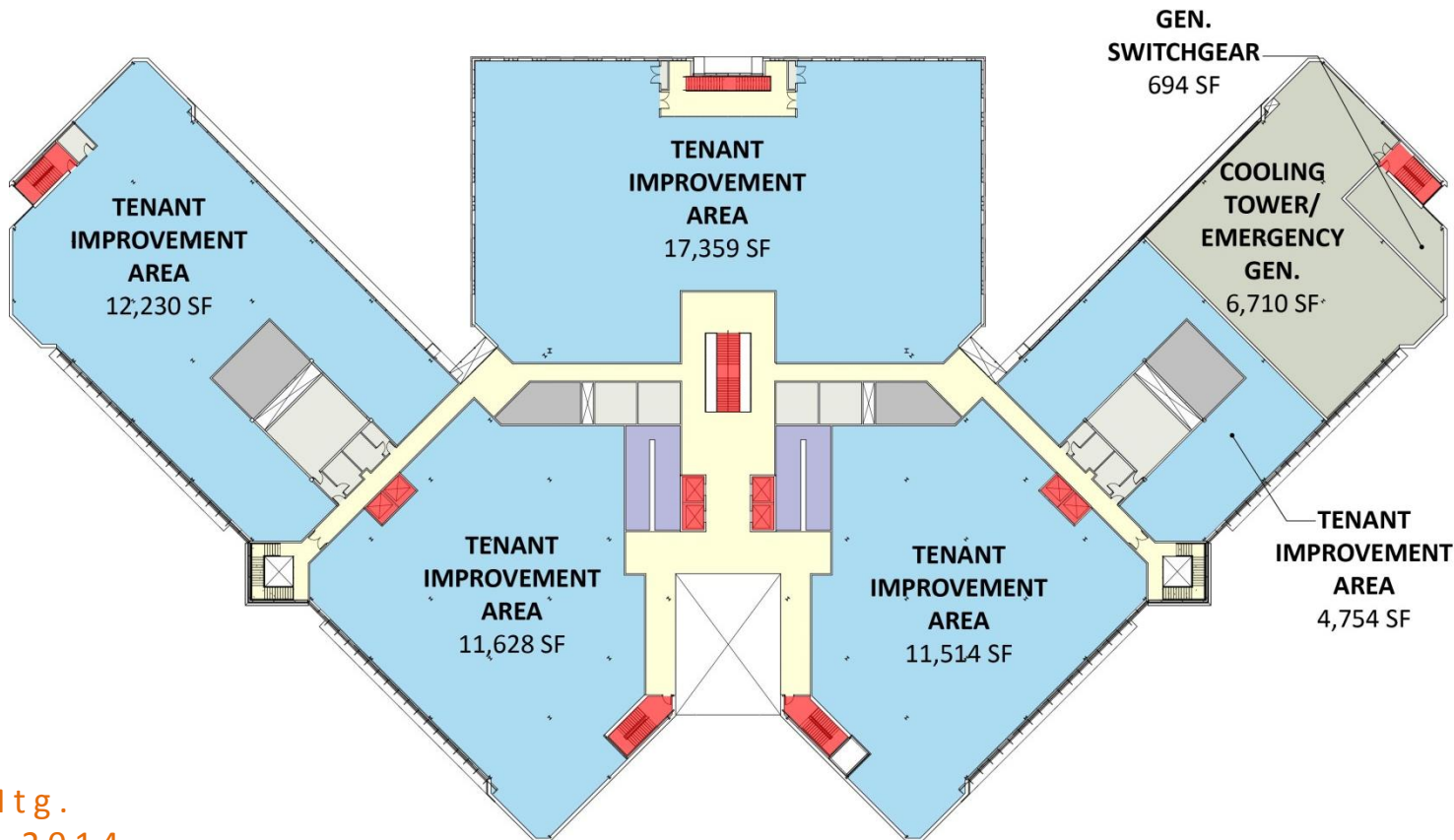


Level 2&3

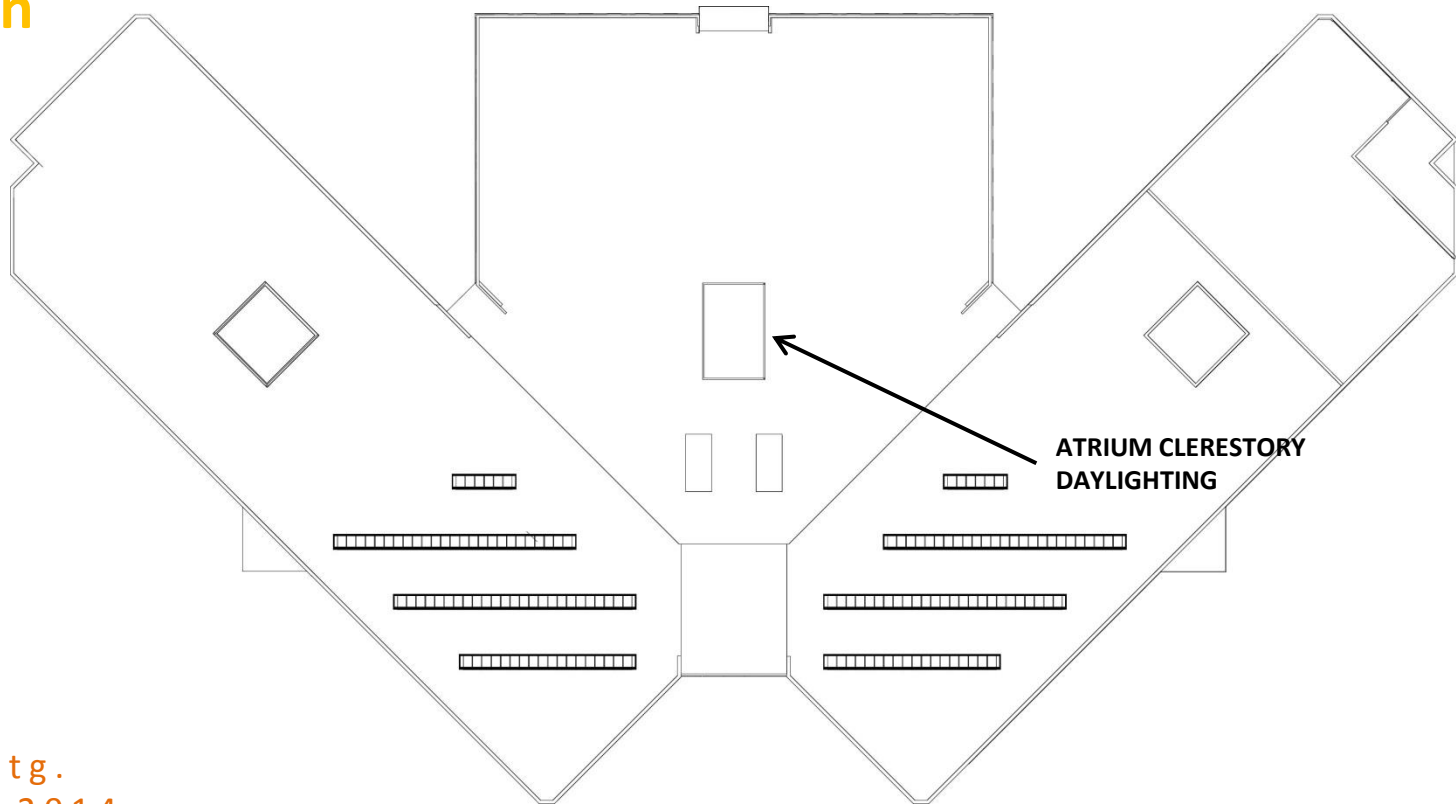


Task Force Mtg.
November 5, 2014

Level 4

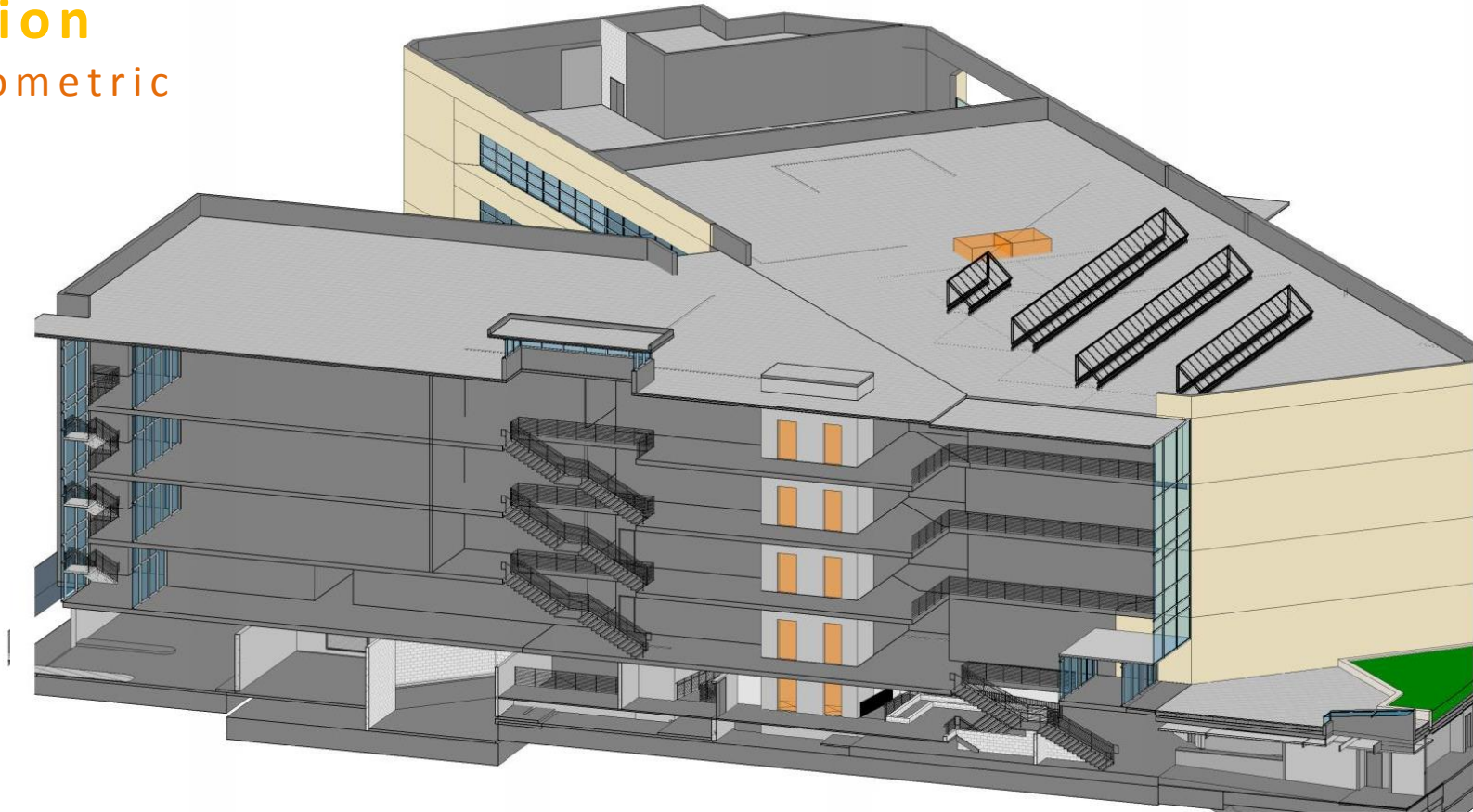


Roof Plan

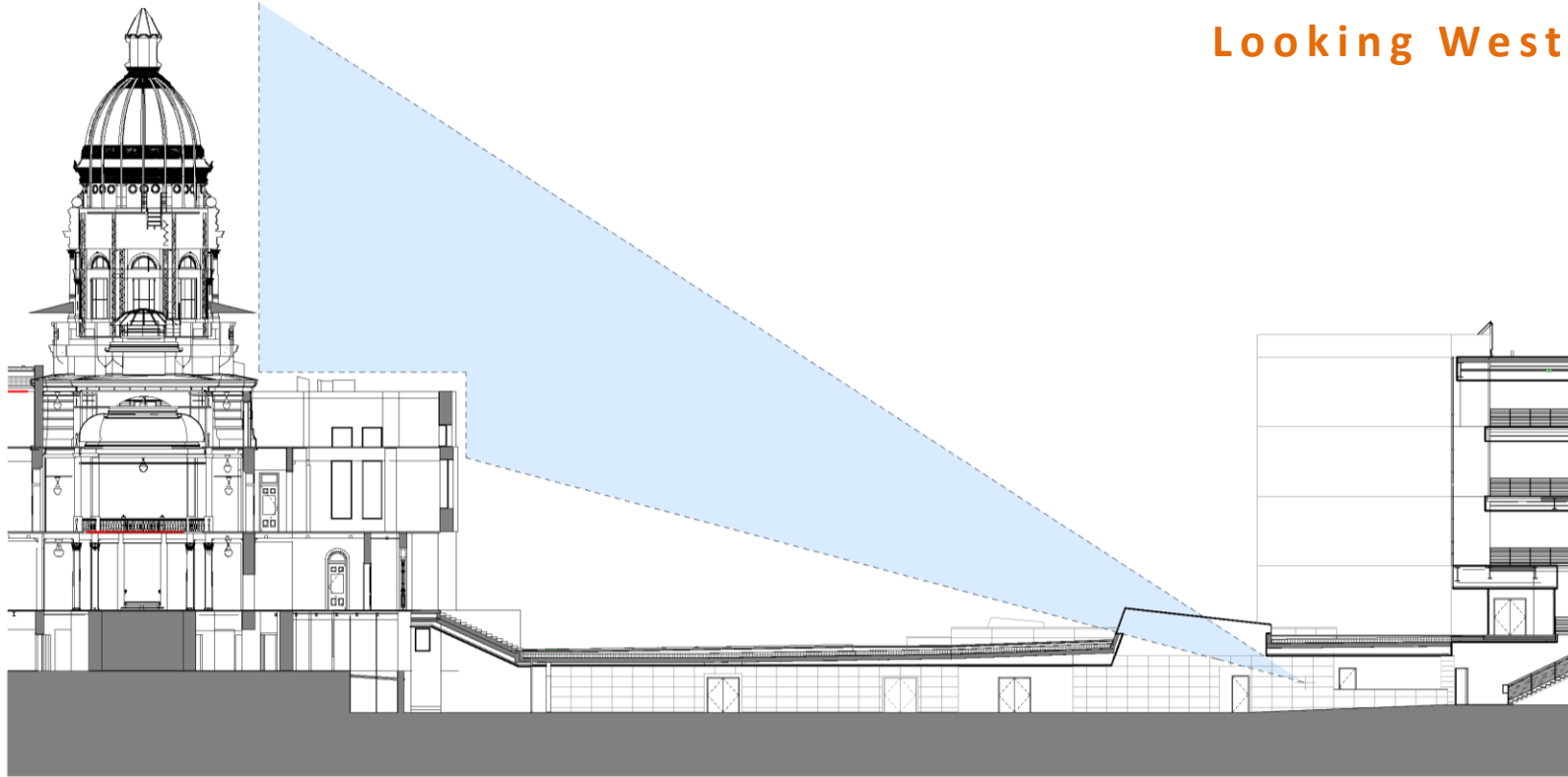


Task Force Mtg.
November 5, 2014

Section
Axonometric



Section at Connector
Looking West



CAPITOL SQUARE

LEVEL III DESIGN & CONSTRUCTION

111

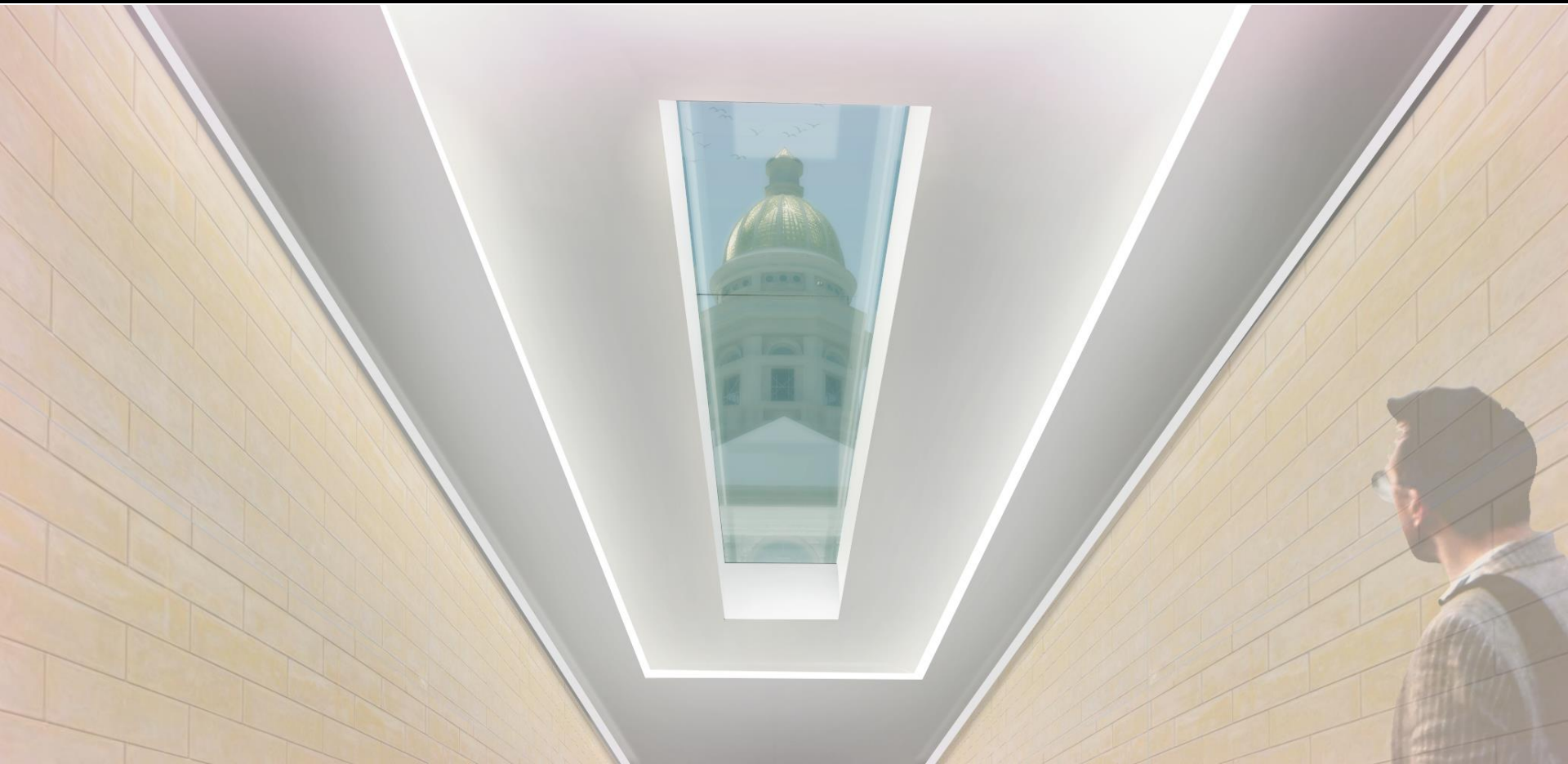


CAPITOL SQUARE

LEVEL III DESIGN & CONSTRUCTION

112

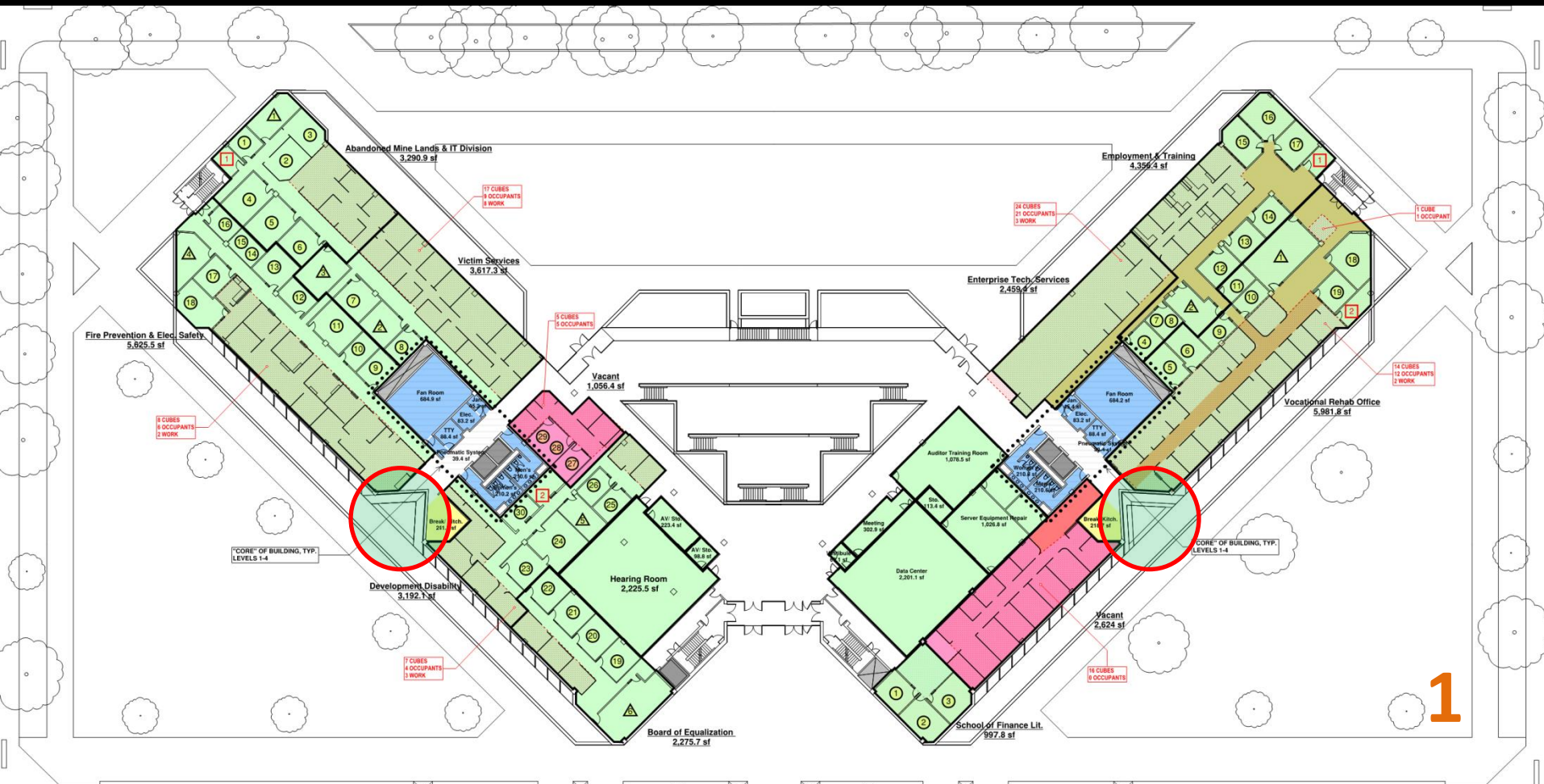




Herschler Building Update

- Existing Herschler Exterior Envelope









CAPITOL SQUARE
LEVEL III DESIGN & CONSTRUCTION

Herschler Envelope Study -
Short Fin/Stair- horiz. shades 118



CAPITOL SQUARE
LEVEL III DESIGN & CONSTRUCTION

Herschler Envelope Study -
Short Fin/Stair- horiz. shades 119





Herschler Building Update

- Herschler Addition
Exterior Envelope



Herschler Addition Study -
C. Alternating + Punched Corner



Herschler Addition Study -
D. Blending + Punched Corner



Herschler Addition Study -
D. Blending + Punched Corner



Exterior Envelope

Herschler Addition Study -
View from Capitol Avenue



Herschler Addition Study -
North Aerial



Herschler Addition Study -
South Aerial



Temporary Space Planning

➤ Level I / II

- Capitol: 100% Vacant for Construction
- Herschler: 10% Vacant for Construction

➤ Level III

- Capitol: 100% Vacant for Construction
- Herschler: 50% Vacant for Construction

Temporary
Space

The List...

Old Liquor Warehouse	113,000
Jonah Financial Center	49,234
2020 Carey	36,000
1800 West 18th Street	8,716
614 South Greeley Highway	12,000
2120 Carey Avenue	3,600
Grier	7,450
(Bell Building) Next Door to Grier	18,874
1600 E. Pershing	20,500
Hynds Building	39,000
Z's Home Furnishings	40,000
Central Plaza	36,000
Arundel Technology (DAT on Campstool)	28,000
Oregon Trail Bank	6,700
CenturyLink Building	12,000
Swan Ranch	13,992
1916 Evans	6,000
City Center Building	8,000
Old Power Plant	25,940
1100 Richardson	17,105

Temporary Space Planning Update

Kendrick & Idelman	\$500,000.00
Jonah Financial Center	\$3,489,512.40
Jonah Financial Center 50% Option Payment	\$68,566.75
2020 Carey	\$1,296,000.00
614 South Greeley Highway	\$450,000.00
CenturyLink Building	\$540,000.00
1800 West 18th Street	\$130,740.00
Total Lease Estimate	\$7,104,819.15
SEA 43 Budget	\$2,000,000.00
Funding Need	\$5,104,819.15

Temporary Space Planning

➤ Level III

- Capitol: 100% Vacant for Construction
- Herschler: 50% Vacant for Construction

				Anticipated Term	Potential Cost
Old Liquor Warehouse			113,000		
Kendrick & Idelman	Governor & AG				\$500,000.00
Jonah Financial Center	Legislature	\$19.80	58,746	3	\$3,489,512.40
Jonah Financial Center 50% Option Payment					\$68,566.75
2020 Carey	Three Electeds	\$18.00	36,000	2	\$1,296,000.00
614 South Greeley Highway	Workforce Services?	\$15.00	12,000	2.5	\$450,000.00
Arundel Technology (DAT on Campstool)	Audit?	\$18.00	28,000	1.25	\$630,000.00
CenturyLink Building		\$18.00	12,000	2.5	\$540,000.00
1800 West 18th Street		\$15.00	8,716	2.5	\$130,740.00
					\$7,104,819.15

Temporary Space Planning

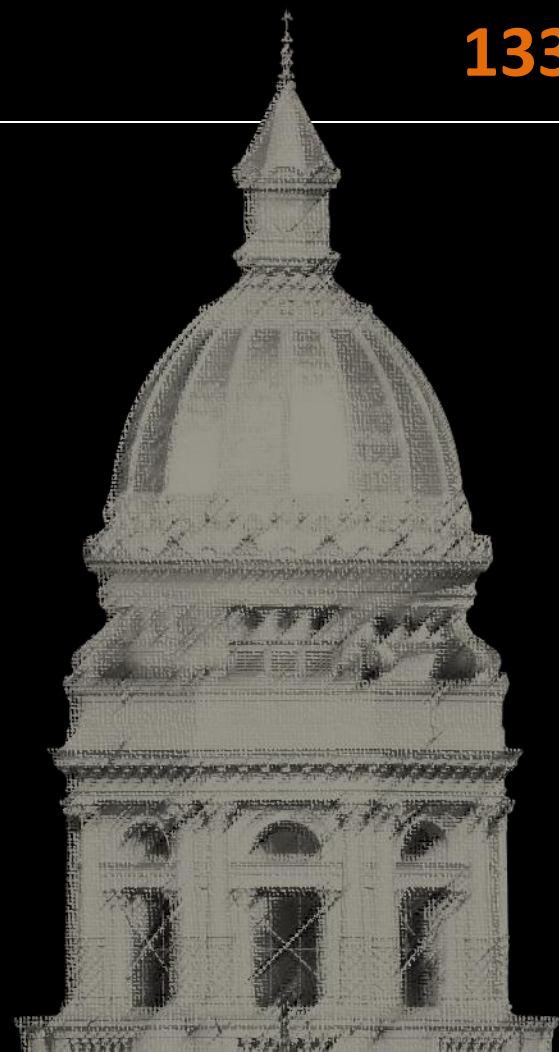
- Level III
 - Capitol: 100% Vacant for Construction
 - Herschler: 50% Vacant for Construction

		Staff	Square Feet	Anticipated Term	Potential Cost
Kendrick & Idelman	Governor & AG	36		3	\$500,000.00
Jonah Financial Center	Legislature	194	54,521	3	\$3,368,432.76
2020 Carey	Three Electeds	84	36,000	2	\$1,296,000.00
614 South Greeley Highway	Workforce Serv	54	12,000	3	\$450,000.00
200 West 17th	DEQ	191	35,500	3	\$1,331,250.00
			138,021		\$6,945,682.76

Capitol Square Summary

Project Costs

- SEA 43 Budget **\$259.0M**
 - Construction Costs **\$199.0M**
 - Temporary Space **\$2.0M**
 - FF&E **\$8.5M**
 - Fees **\$29.5M**
 - Owner Contingency **\$20.0M**



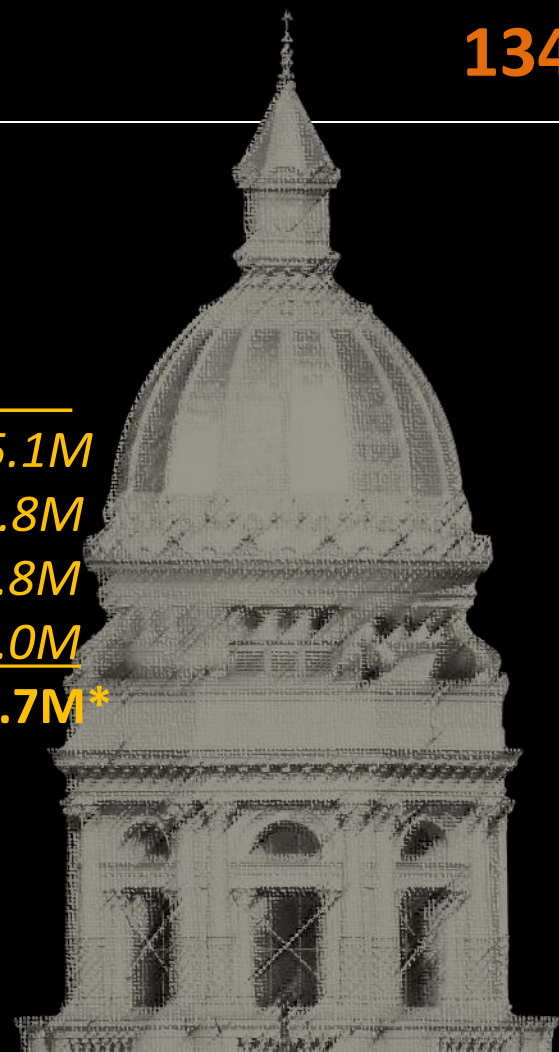
Capitol Square Summary

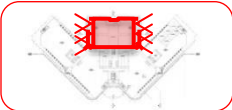

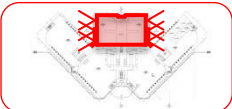
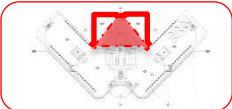

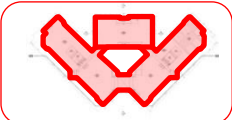
Project Costs

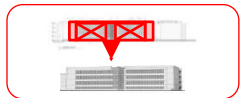

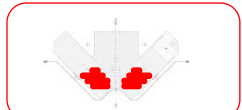
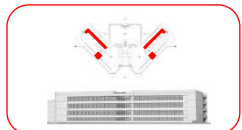
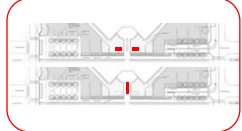
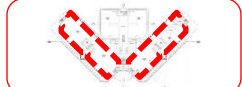

- **Funding Need (Not Known At SEA 43)**

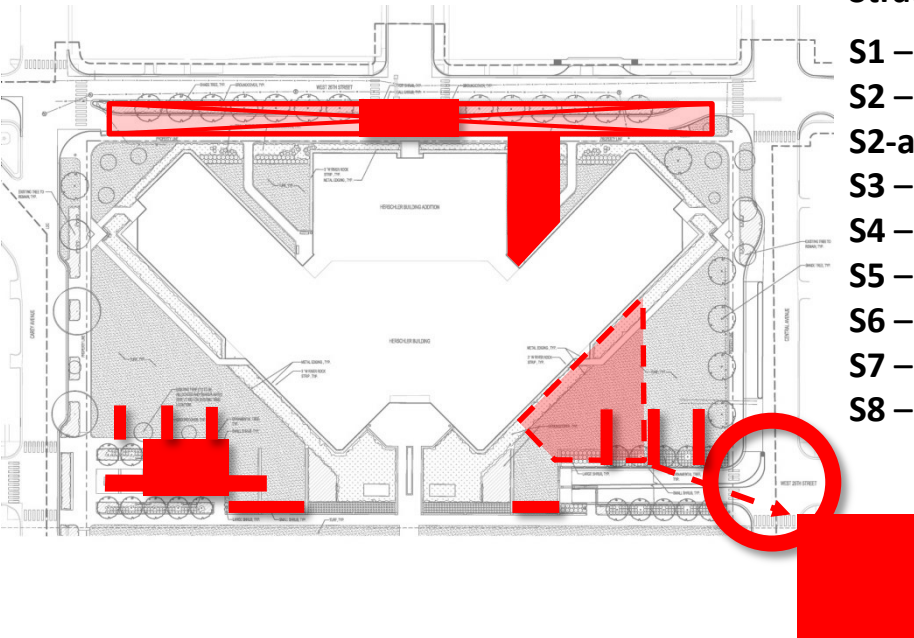
○ Temporary Space Needs	\$5.1M
○ Deferred Maintenance Needs @ Herschler	\$14.8M
○ Added Square Feet @ Herschler Addition	\$4.8M
○ <u>Project Soft Cost (moves, utilities, & abatement)</u>	<u>\$3.0M</u>
Total Funding Need	\$27.7M*

**Total Funding Need Assumes
Data Center Move Reimbursement of \$1.5M*



	Strategy	Cost Saving
	A5 – Align addition walls with structural grid below	711,750
	A6 – Remove the 4 th floor from the addition	3,613,155
	A7 – Reduce size of addition at all levels	4,200,000
	A11 – Triangle shaped addition	6,293,000
	A12 – No addition, infill atrium area	16,430,155
	A13 – Addition, no infill at the existing atrium	4,005,362

	Strategy	Cost Saving
	A1 – All reductions taken	10,905,122
	A2 – Delete new roof - repair only	1,102,426
	A3 – Delete Elevator Updates	559,381
	A9 – Remove infill stairs at notches	820,000
	A10 – a. Delete two skylights b. Delete middle skylight	58,250 17,475
	A14 – Agencies stay in place during construction	-300,000
	A15 – Cost reduction of exterior materials	364,000



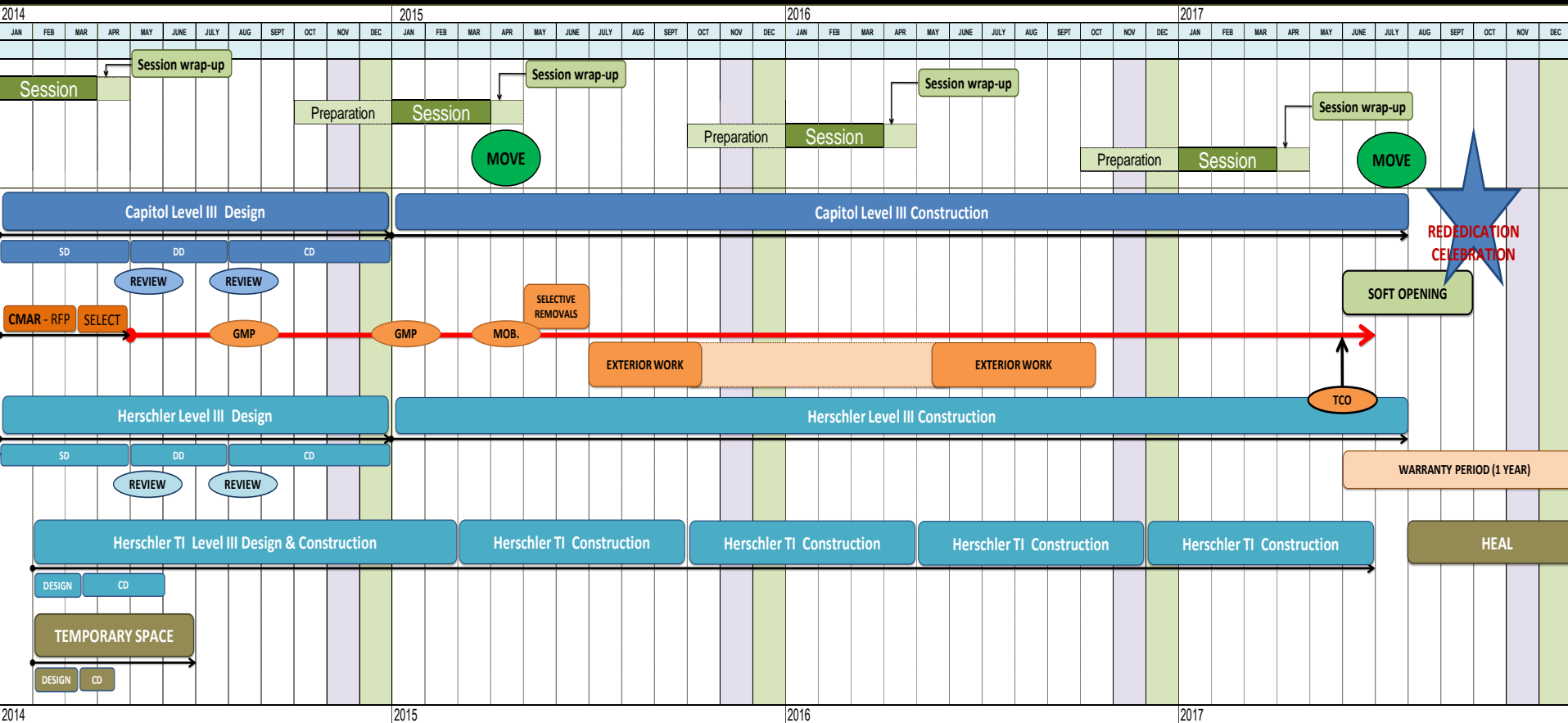
Strategy

- S1 – Remove map/educational panels
- S2 – Remove Terrace Walls 1-6
- S2-alt – Remove Terrace Walls 7 and 10
- S3 – Remove portions of east/west seat wall
- S4 – Remove North Drive Cap
- S5 – Remove Traffic signals / new pedestrian signals
- S6 – Remove 75% of West Plaza paving
- S7 – West Parking Ramp/North Surface Dock/N. Drive
- S8 – Move CUP to the East Parking Lot

Cost Saving

- \$60,000
- \$80,000
- \$40,114
- \$15,000
- \$150,000
- \$10,000
- \$40,000
- \$1,100,000
- \$1,500,000

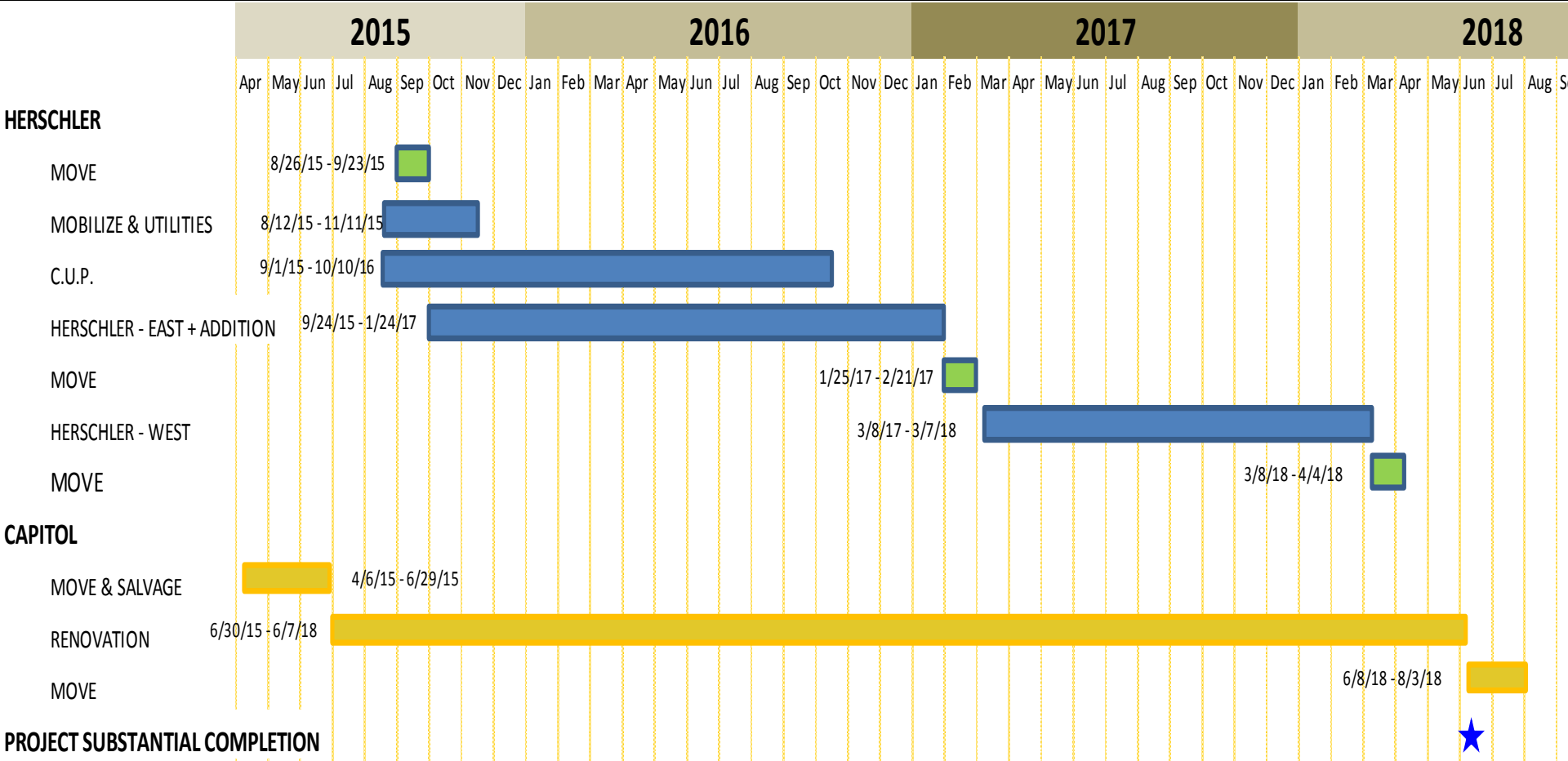
Proposed Schedule



CAPITOL SQUARE

LEVEL III DESIGN & CONSTRUCTION

139



THANK YOU!



January 12, 2014

WYOMING STATE CAPITOL RENOVATION & RESTORATION

LEVEL RECONNAISSANCE & LEVEL II FEASIBILITY

JOINT LEGISLATIVE & EXECUTIVE TASK FORCE ON THE REHABILITATION & RESTORATION OF THE WYOMING STATE CAPITOL

Senator Tony Ross – Cochairperson
Representative Dan Zwonitzer – Cochairperson
Senator Fred Emerich
Senator Michael Von Flatern
Representative James Byrd
Representative Sue Wilson
Kari Jo Gray – Governor's Chief of Staff
Patricia O'Brien Arp – Deputy Secretary of State
Vicci Colgan – Deputy State Auditor
Sharon Garland – Deputy State Treasurer
John Masters – Deputy Superintendent of Public
Instruction
Pete Illoway – Public Appointee
E. Jayne Mockler – Public Appointee
Melissa Robb – State Historic Preservation Office
Suzanne Norton, AIA – A&I Construction Management



WYOMING STATE CAPITOL RENOVATION & RESTORATION

LEVEL III DESIGN & CONSTRUCTION

ADVISORY TASK FORCE ON THE REHABILITATION & RESTORATION OF THE WYOMING STATE CAPITOL

Senator Tony Ross – Cochairperson
Representative Rosie Berger – Cochairperson
Senator Fred Emerich
Senator Michael Von Flatern
Representative James Byrd
Representative Dan Zwonitzer
Kari Jo Gray – Governor's Chief of Staff
Patricia O'Brien Arp – Deputy Secretary of State
Vicci Colgan – Deputy State Auditor
Sharon Garland – Deputy State Treasurer
John Masters – Deputy Superintendent of Public
Instruction
Pete Illoway – Public Appointee
E. Jayne Mockler – Public Appointee
Melissa Robb – State Historic Preservation Office
Suzanne Norton, AIA – A&I Construction Management



WYOMING STATE CAPITOL RENOVATION & RESTORATION LEVEL III DESIGN & CONSTRUCTION

THE STATE CAPITOL BUILDING REHABILITATION AND RESTORATION PROJECT OVERSIGHT GROUP

The Honorable Governor Matthew H. Mead

Senator Tony Ross, President of the Wyoming Senate

Representative Tom Lubnau, Speaker of the Wyoming House of Representatives

Senator Phil Nicholas, Majority Floor Leader of the Wyoming Senate

Representative Kermit Brown, Majority Floor Leader of the Wyoming House of Representatives

Senator Chris Rothfuss, Minority Floor Leader of the Wyoming Senate

Representative Mary Throne, Minority Floor Leader of the Wyoming House of Representatives

Senator Eli Bebout, Vice President of the Wyoming Senate

Representative Tim Stubson, Wyoming House of Representatives Majority Whip



WYOMING STATE CAPITOL RENOVATION & RESTORATION CAPITOL SQUARE PROJECT

DESIGN TEAM LEADERSHIP

Thomas Whetstone, AIA, LEED AP BD+C

HDR Architecture, Inc.

George C. Skarmeas, PhD, AIA, NCARB, AICP

Preservation Design Partnership, LLC

Charlie Van Over, AIA

Plan One / Architects



Description			Capitol	CUP & Gallery	Herschler Rennovation (incl site & parking)	Herschler Addition	Surface Parking Lots
Construction Budget							
Base budgets - SEA 43		\$ 199,000,000	\$ 113,000,000	\$ 25,800,000	\$ 48,100,000	\$ 12,100,000	
Herschler Carpet replacement		\$ 1,870,000			\$ 1,870,000		
Herschler Window Repairs		\$ 150,000			\$ 150,000		
Safeway Bldg Demo		\$ 406,000					\$ 406,000
Dome Repairs		\$ 601,000	\$ 601,000				
Total =		\$ 201,621,000	\$ 113,601,000	\$ 25,800,000	\$ 50,120,000	\$ 12,100,000	\$ 406,000
Estimated Construction Cost							
SD							
CMAR							
Capitol Rennovation		\$ 111,430,229	\$ 111,430,229				
Herschler Bldg Rennovation		\$ 43,632,532			\$ 43,632,532		
Herschler Addition		\$ 18,716,660				\$ 18,716,660	
Capitol Gallery - Connector		\$ 10,443,552		\$ 10,443,552			
Central Utility Plant (CUP)		\$ 17,928,441		\$ 17,928,441			
Site, North Ramp, and Utilities		\$ 8,606,938	\$ 3,238,859		\$ 5,368,079		
Tunnels		\$ 345,487	\$ 345,487				
East Surface Parking Lot		\$ 900,000					\$ 900,000.00
West Surface Parking Lot		\$ 900,000					\$ 900,000.00
OWNER							
Safeway Demo		\$ 245,000					\$ 245,000.00
Abatement		\$ 570,000	\$ 510,000		\$ 60,000		
Design Contingency		\$ 3,440,073	\$ 3,440,073				
		\$ -					
Sum Construction Cost Estimate		\$ 217,158,910	\$ 118,964,648	\$ 28,371,993	\$ 49,060,610	\$ 18,716,660	\$ 2,045,000
Construction Cost Variance		(\$15,131,910)	(\$5,363,648)	(\$2,571,993)	\$1,059,390	(\$6,616,660)	(\$1,639,000)

CAPITOL SQUARE

LEVEL III DESIGN & CONSTRUCTION

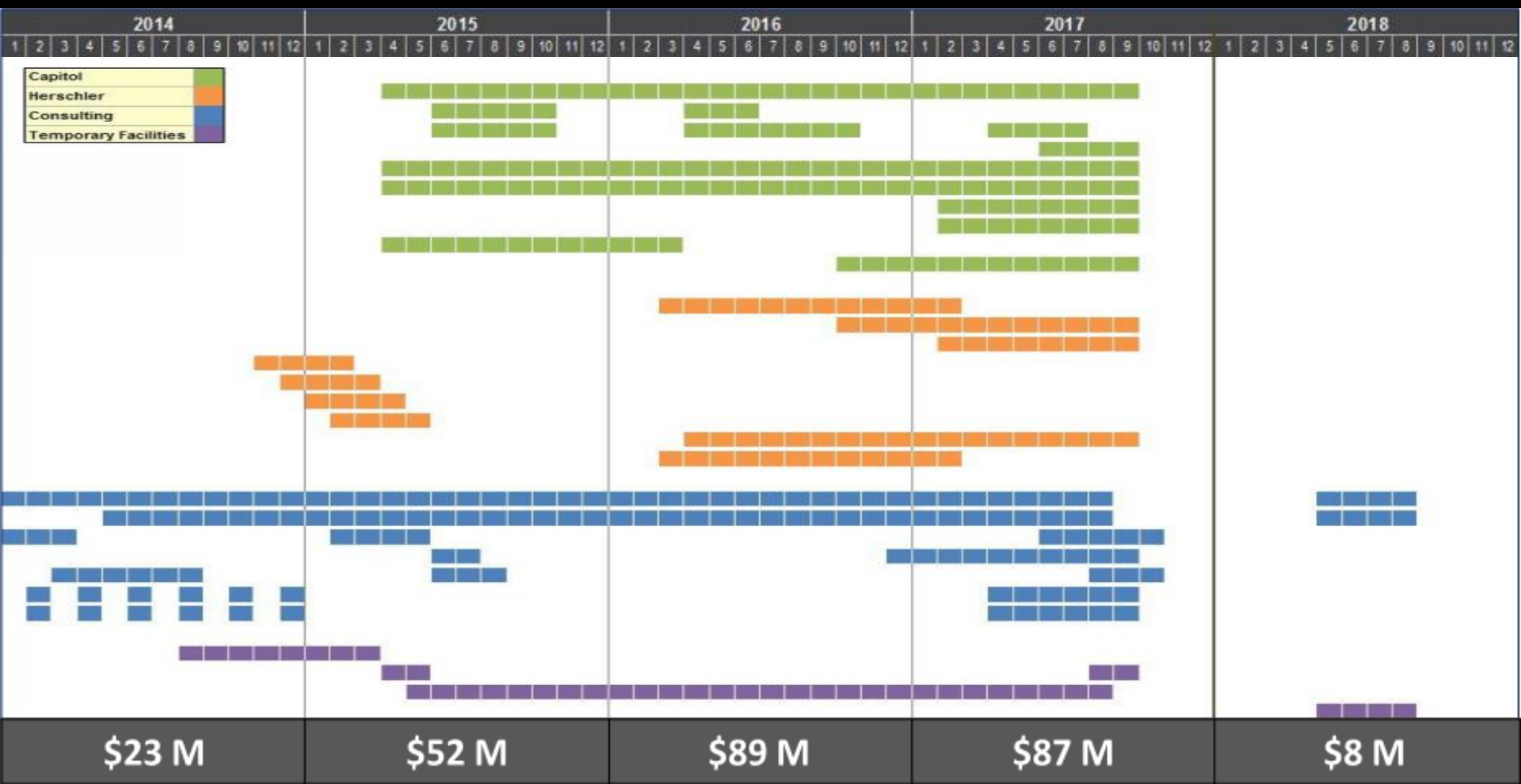
Capitol Square Summary

Project Costs

146

Soft Cost Budgets	
Temporary Accomodations Allowance	\$ 2,000,000
Furniture, Fixtures & Equipment Allowance	\$ 8,500,000
Estimated Project Costs	\$ 29,500,000
Total =	\$ 40,000,000
Estimated Soft Cost - Projected Costs	
Temporary Accomodations Allowance	\$ 7,104,819
Furniture, Fixtures & Equipment Allowance	\$ 8,500,000
Design	\$ 22,233,850
Preconstruction	\$ 810,000
Probes	\$ 259,981
Geotechnical	\$ 284,965
Hazardous Material Testing	\$ 66,500
Commissioning	\$ 1,000,000
Materials Testing / Inspection	\$ 1,000,000
Staff	\$ 400,000
Plan Review Fee	\$ 475,775
Moving Costs	\$ 200,000
Art	\$ 100,000
Phone/Data	\$ 200,000
Data Center - Project Costs	\$ 800,000
Data Center - To be recovered	\$ 1,500,000
Miscellaneous	\$ 6,887
Sum Soft Costs	\$ 44,942,777
Soft Cost Variance	(\$4,942,777)
Overall Project Variance	(\$20,074,687)
Contingency	\$ 20,000,000
Remaining Contingency	\$ (74,687)

PRELIMINARY EXPENDITURE FORECAST

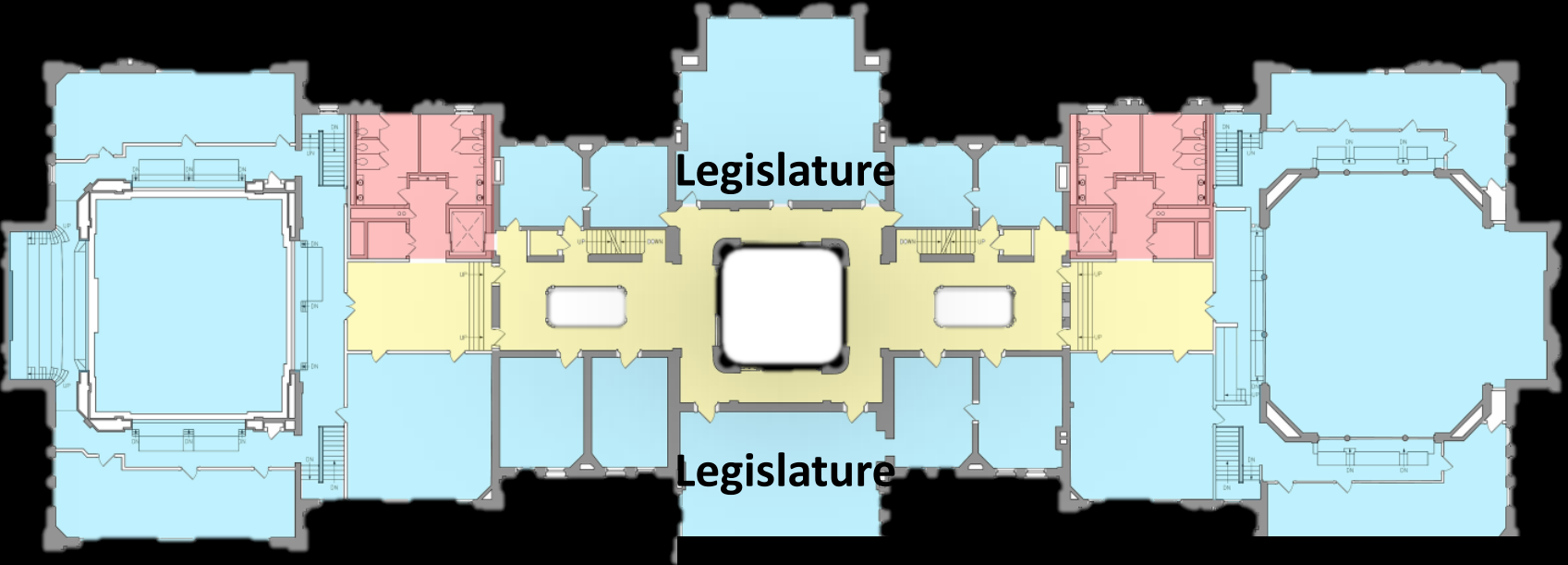


SEA 43 (August)



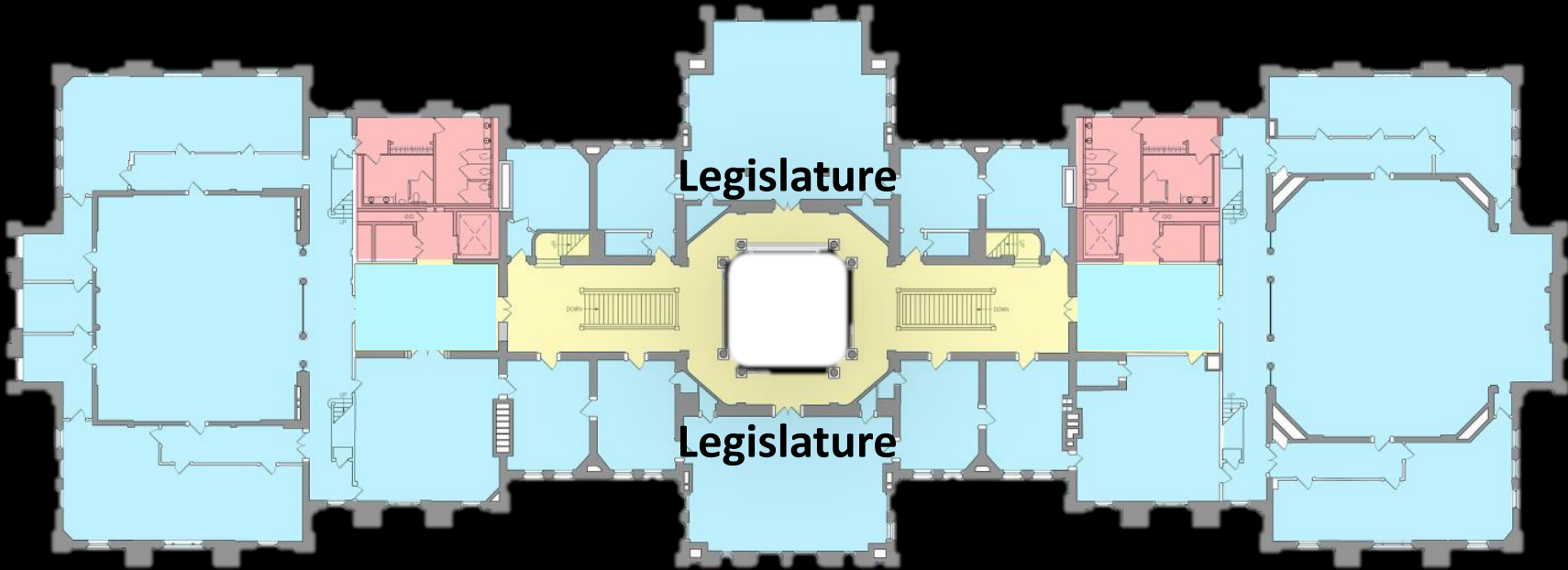
CAPITOL SQUARE
LEVEL III DESIGN & CONSTRUCTION

3RD LEVEL



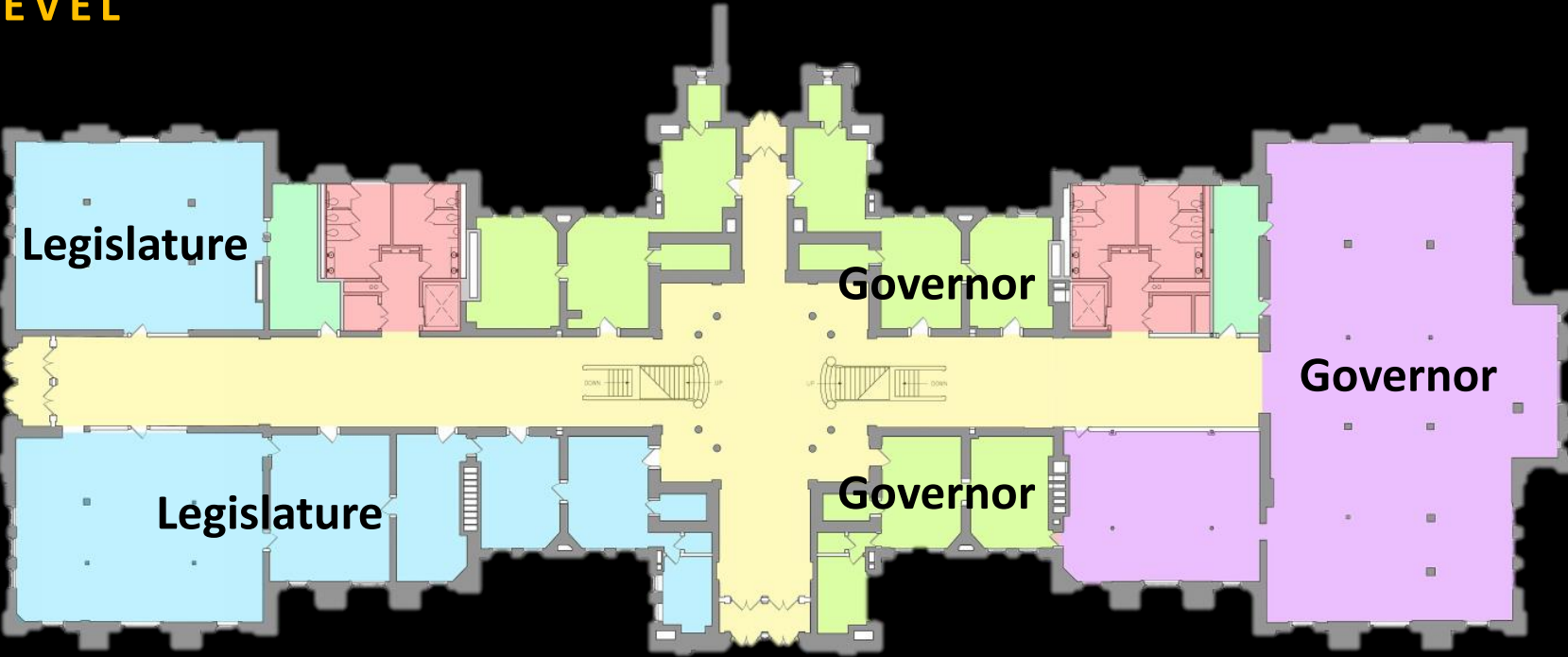
CAPITOL SQUARE
LEVEL III DESIGN & CONSTRUCTION

2ND LEVEL



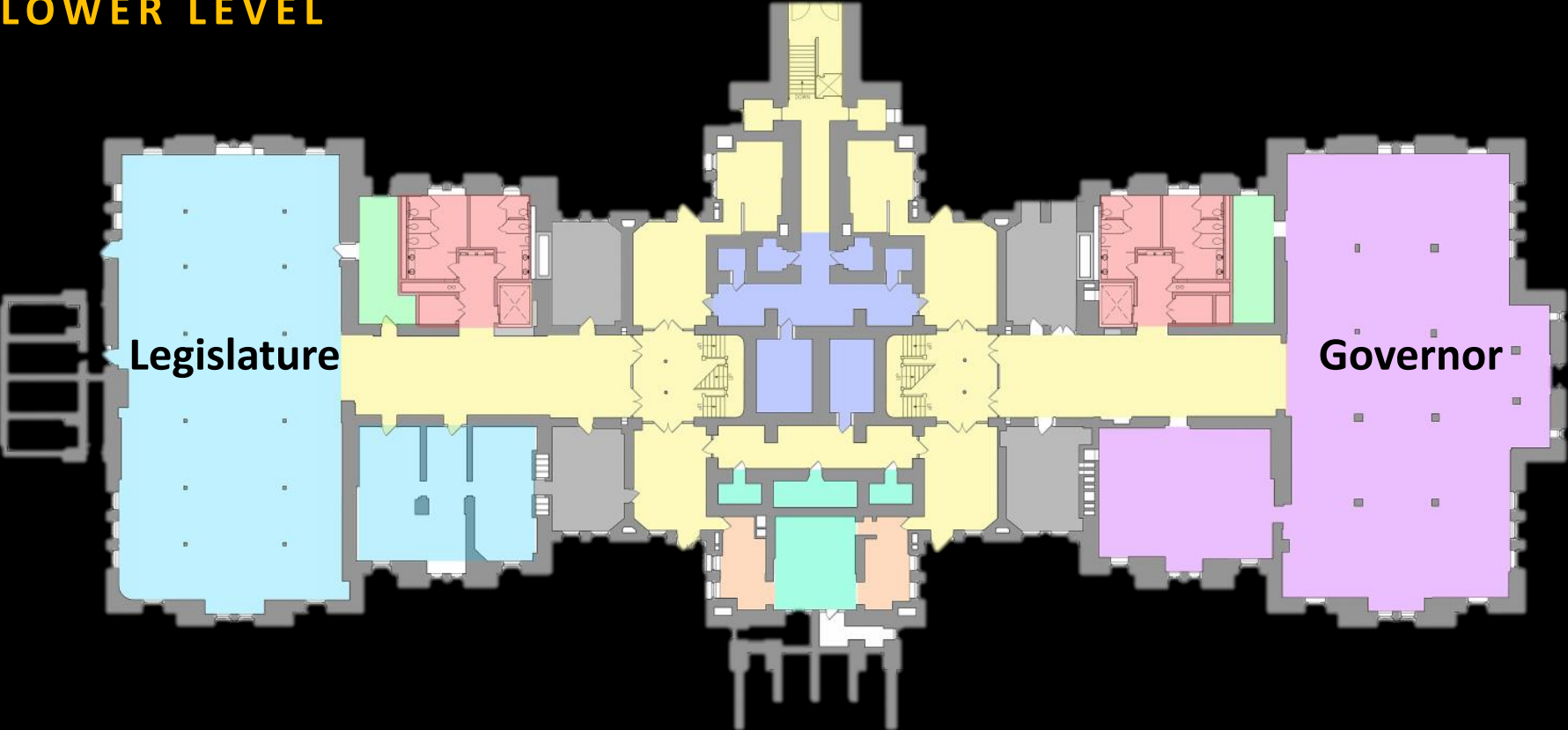
CAPITOL SQUARE
LEVEL III DESIGN & CONSTRUCTION

1ST LEVEL

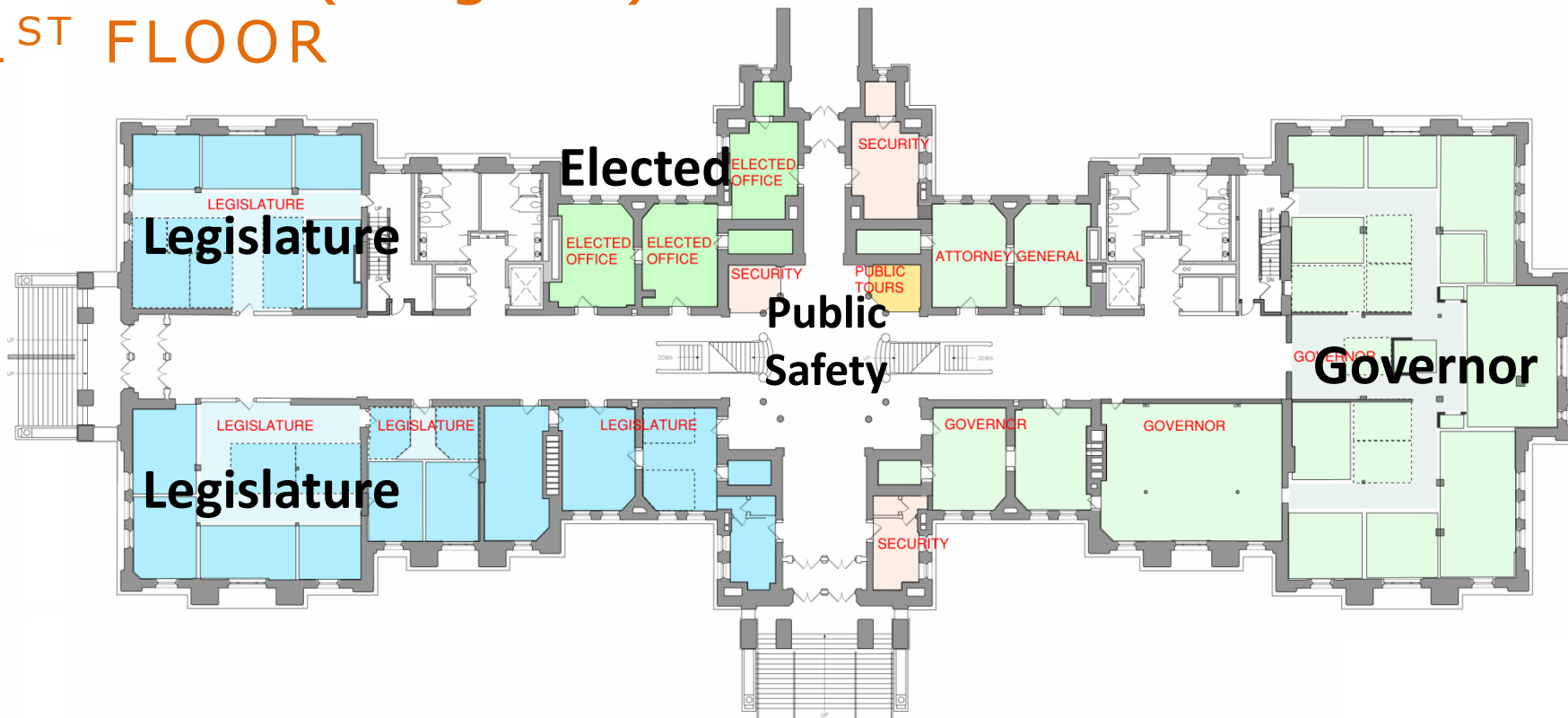


CAPITOL SQUARE
LEVEL III DESIGN & CONSTRUCTION

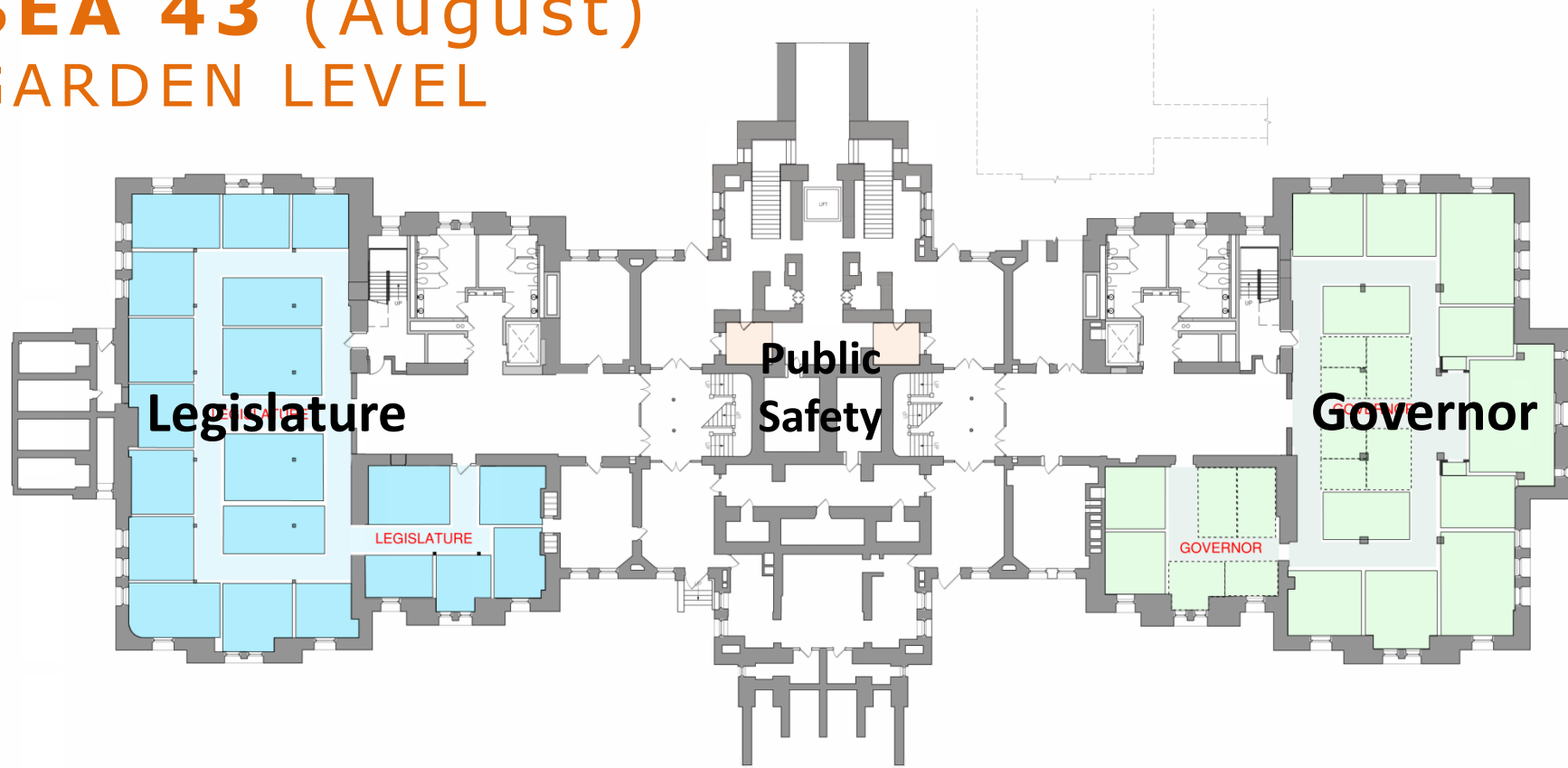
LOWER LEVEL



SEA 43 (August)
1ST FLOOR

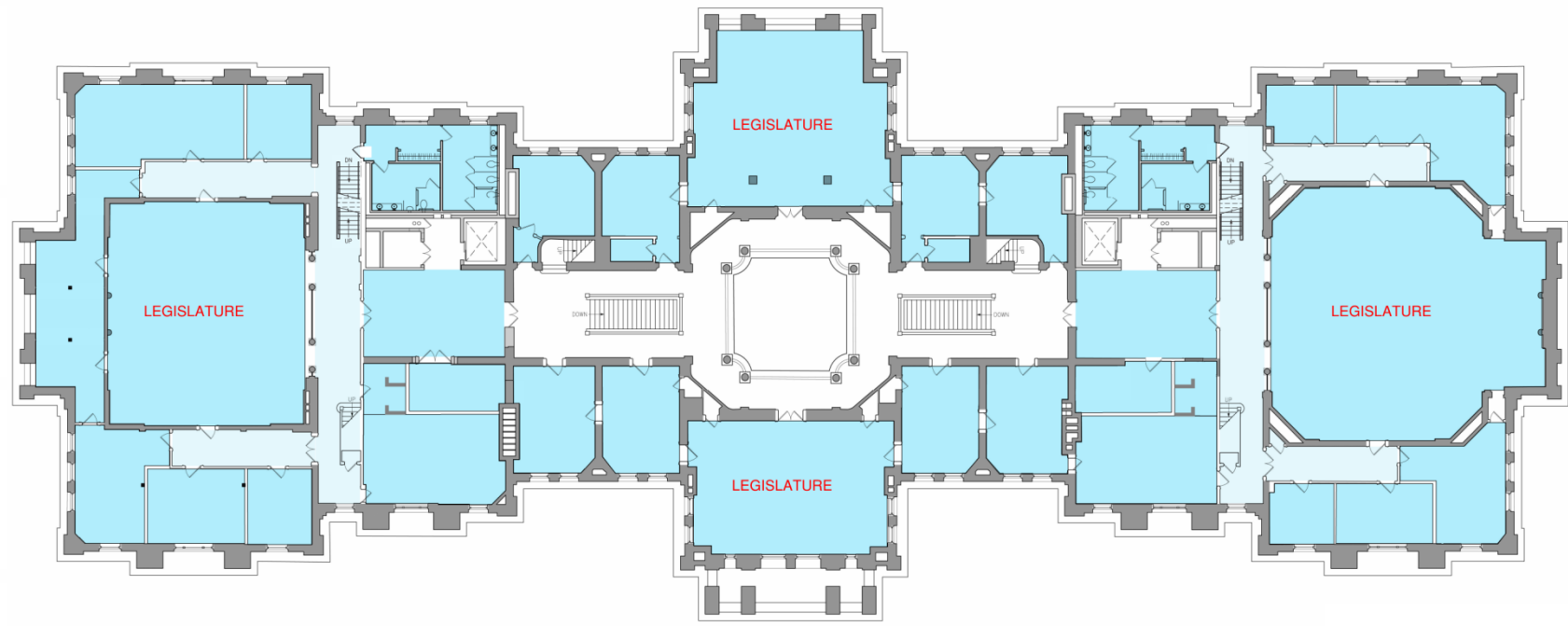


SEA 43 (August)
GARDEN LEVEL



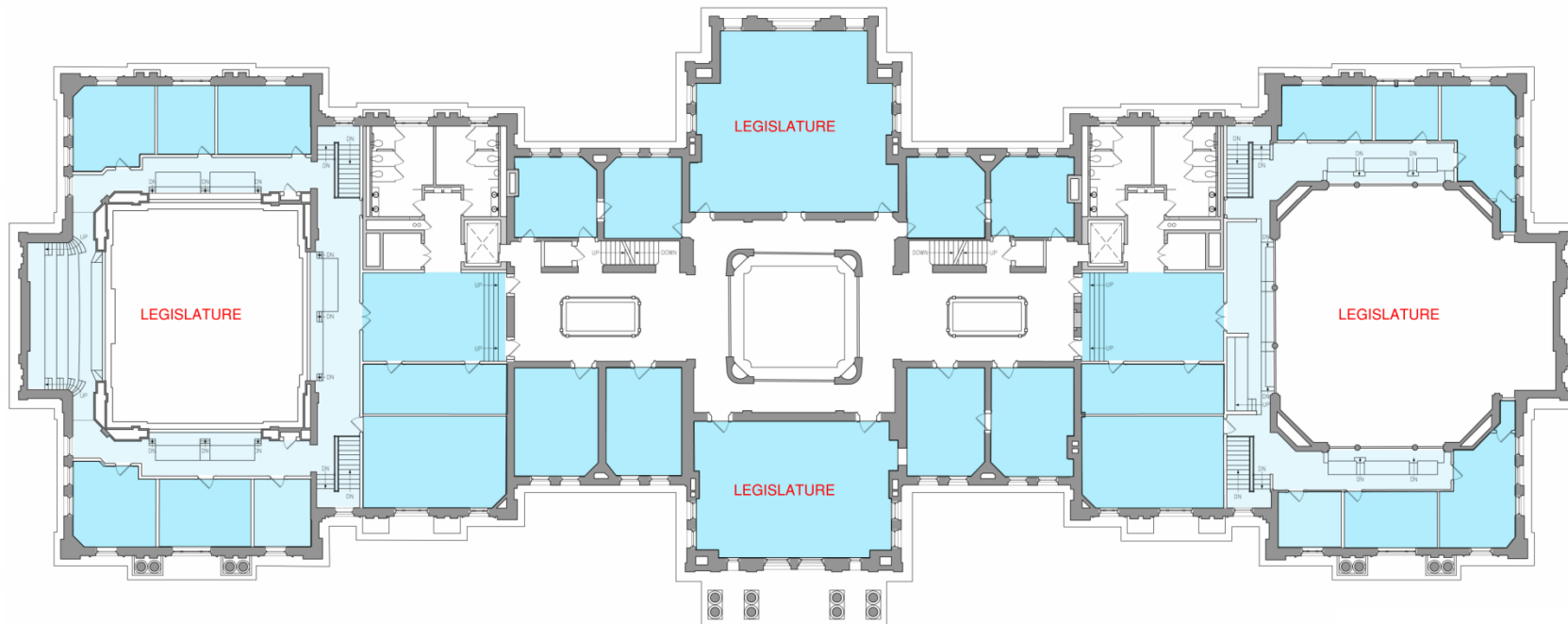
SEA 43 (August)
2ND FLOOR

Legislature



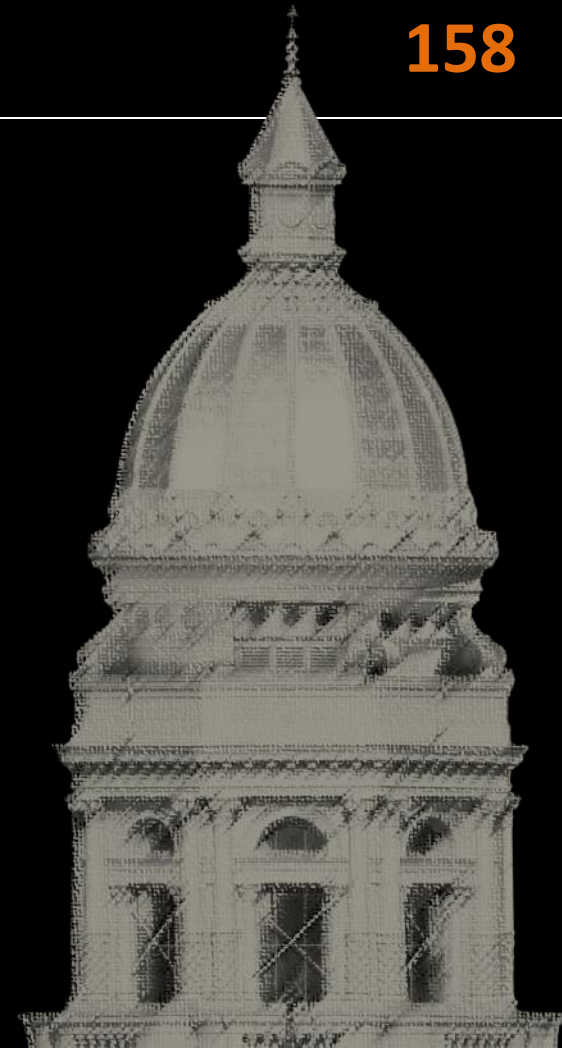
SEA 43 (August)
3RD FLOOR

Legislature



SEA 43 (August)

- + Legislative needs appear to be met
- + Governor needs appear to be met
- + Security needs appear to be met



OPTION I



OPTION K



SEA 43 (August)



OPTION M

